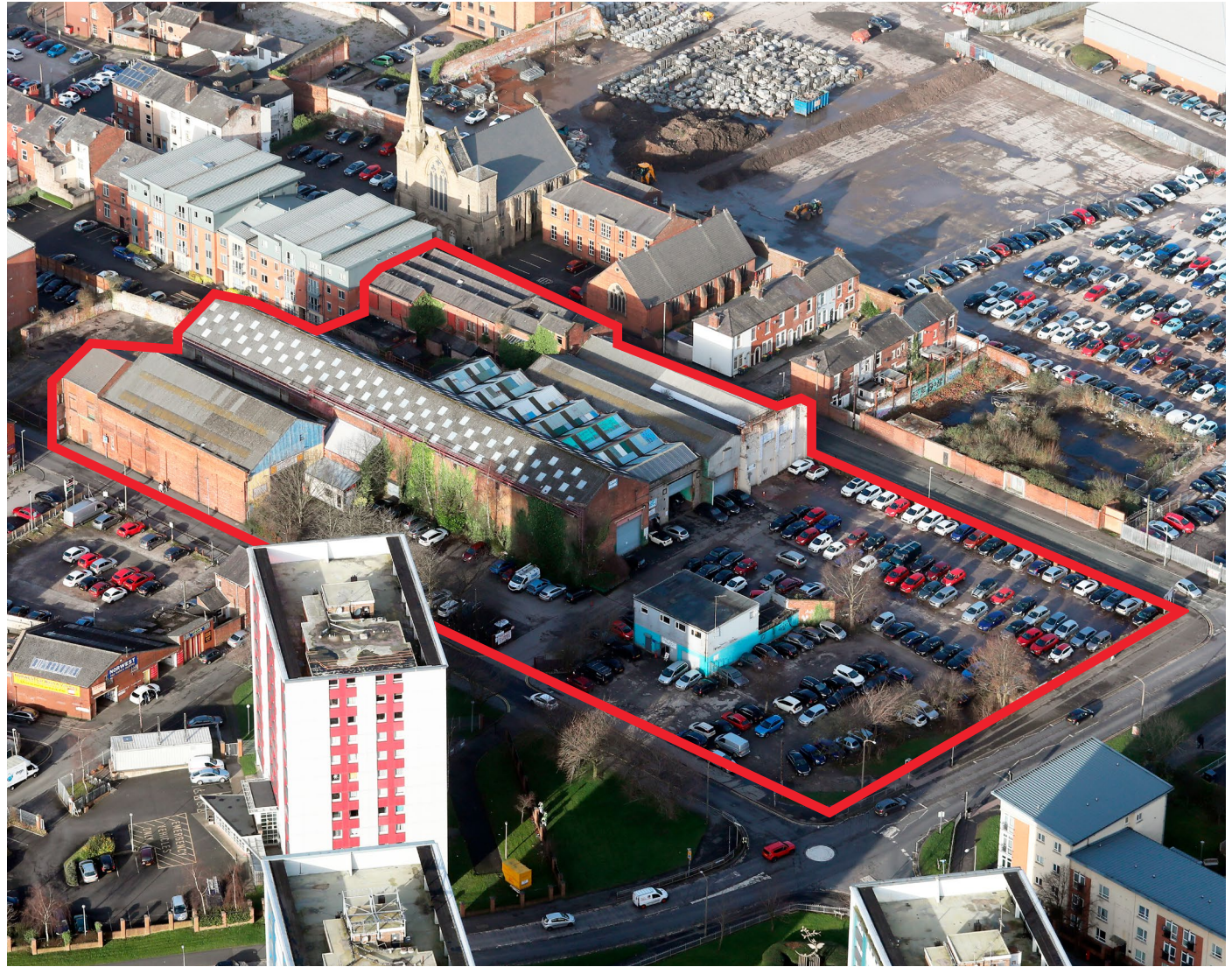


FOR SALE

Redevelopment / Investment Opportunity

Drydens Central,
Manchester Road,
Preston, Lancs, PR1 4HL

- Extending to c. 2.12 acres (0.86 Ha)
- Prominent city centre location
- Potential for redevelopment subject to planning



DRYDENS CENTRAL, MANCHESTER ROAD, PRESTON, LANCASHIRE, PR1 4HL

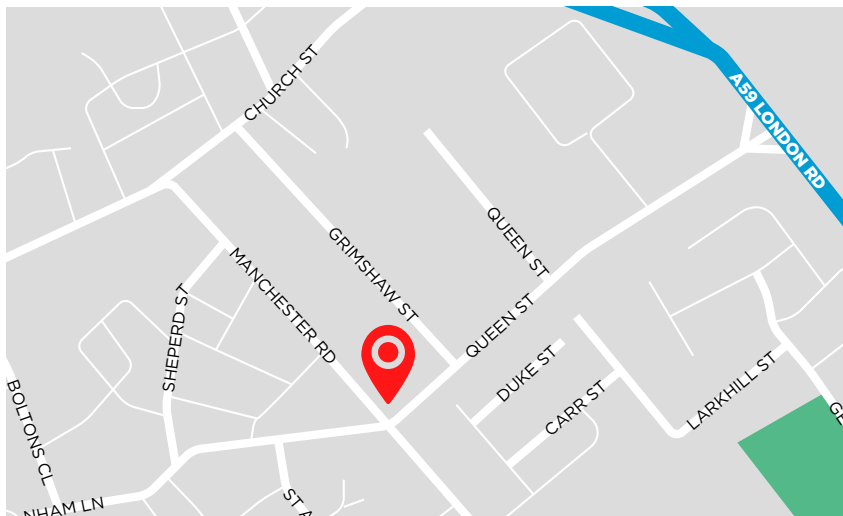
Lambert
Smith
Hampton

0161 228 6411
www.lsh.co.uk

Location / Situation

The site is located on the south eastern fringe of Preston City Centre. The site is bounded by Grimshaw Street to the east, Queen Street to the south and Manchester Road to the west. Queen Street provides access to the A59, which, in turn, leads to the M6, M65, M61 and M55 offering direct access to Lancaster and Cumbria in the North, Blackburn and East Lancashire to the east, Greater Manchester to the south and Blackpool and the Fylde Coast to the west. Preston train station is located approximately 1 mile to the west of the site.

The surrounding area is made up of a wide range of commercial, retail, residential and educational uses. Queens Central Retail Park is immediately adjacent with tenants including The Range, Aldi, Iceland Food Warehouse, Smyths Toys, Energi, and Roccia Tiles and Bathrooms. The prime retail and city centre leisure facilities are located a five minute walk from the site. The beautiful Georgian Winckley Square and parks are nearby with office and residential accommodation of style and character. The Site is close to Cardinal Newman College and The University of Central Lancashire has a campus located 0.8 miles north west of the site.



Description

The site comprises a flat, rectangular shaped parcel of land. The site incorporates a surface car park for city centre parking which utilises the majority of the hardstanding and buildings. The remainder of the site includes a Plumbing Supplies business which is located in the north west corner of the site, accessed via Manchester Road. This is the main vehicular access point on the site, although there is a second access on Manchester Road. Informal pedestrian access is present along Manchester Road and Queen Street.

Existing Site Operation

The surface car park currently generates a substantial income from c.220 spaces with significant capacity to increase. Income is also derived from several rental units. More information on this income can be provided on request. Vacant possession of the whole site can be given to the successful bidder on completion.

Planning

The site falls within the Adopted Preston City Centre Area Action Plan within the Central Lancashire Core Strategy 2016. The site also falls within the boundary of the Stoneygate Masterplan. This masterplan is based on the regeneration of the area to create a 'new, vibrant urban village' in Stoneygate. Preston City Council have confirmed their support for residential development on the site through a pre-application process. A scheme of up to 325 units was supported, and detailed feedback of this is available on request. Stoneygate is a large area, extending from the heart of the city centre. It covers around 25 hectares and covers one of the largest regeneration opportunities in Preston city centre, including the subject site.



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Offers

The site is being offered on a freehold basis.

Data Room

All offers must be submitted in accordance with the bidding requirements, as set out within the data room.

All supporting information and full details of submissions requirements are available via the dataroom. To access this information all parties must register their interest with Lambert Smith Hampton.

Request access to data room

Legal Costs

All parties are to be responsible for their own legal costs.

VAT

All offers submitted must be exclusive of VAT.

Viewing

Confirmation of viewing dates will be provided in due course to those parties that have registered an interest with either of the joint selling agents.

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ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services, suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.