



21-22 Cross Street

Preston

Offers in the Region of: £299,950



Pendle Hill
Properties



21-22 Cross Street, Preston
**£299,950 Offers in the
Region of**

A great opportunity to purchase this large square footage commercial property in the centre of a busy street in Preston boasting multi-vehicle parking to the rear, currently utilised as a hair salon, with potential to be converted to an alternate business, or reverted to a large residential property.



CROSS STREET SALON

BRIEF OVERVIEW

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FLOORS

The ground floor currently boasts a large open plan multi-space salon, second reception, waiting area, wc, cloakroom, storeroom, and access to the second floor.

The second floor boasts two large reception rooms, a kitchen, and spacious staff room with heaps of potential.

EXTERNAL

The property is located on a busy street in the city centre of Preston. And provides parking for five vehicles to the rear.

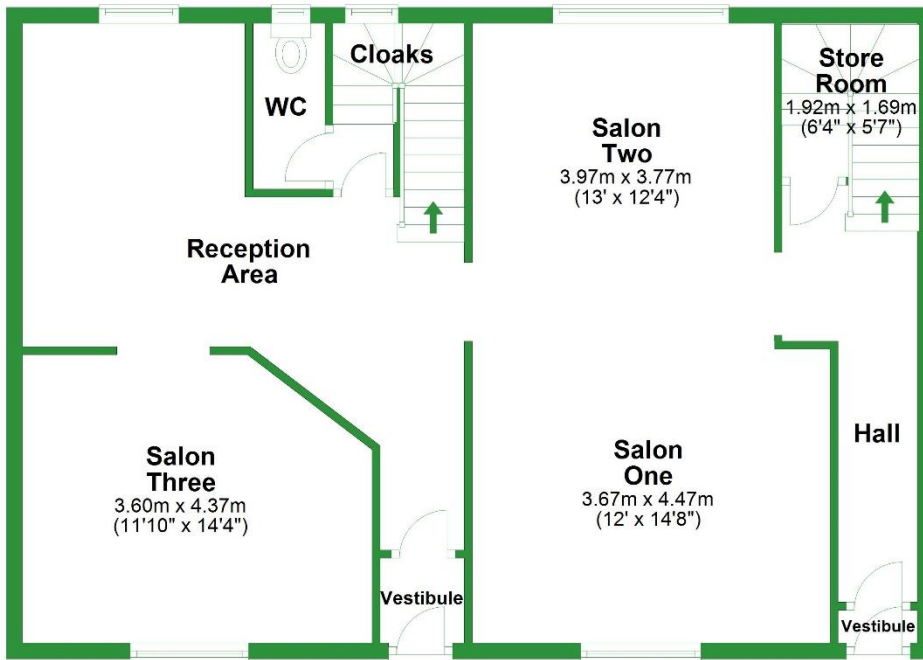
ADDITIONAL INFORMATION

Business Rates - tbc



Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



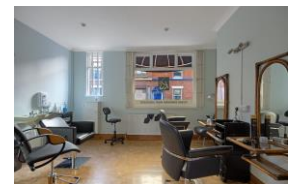
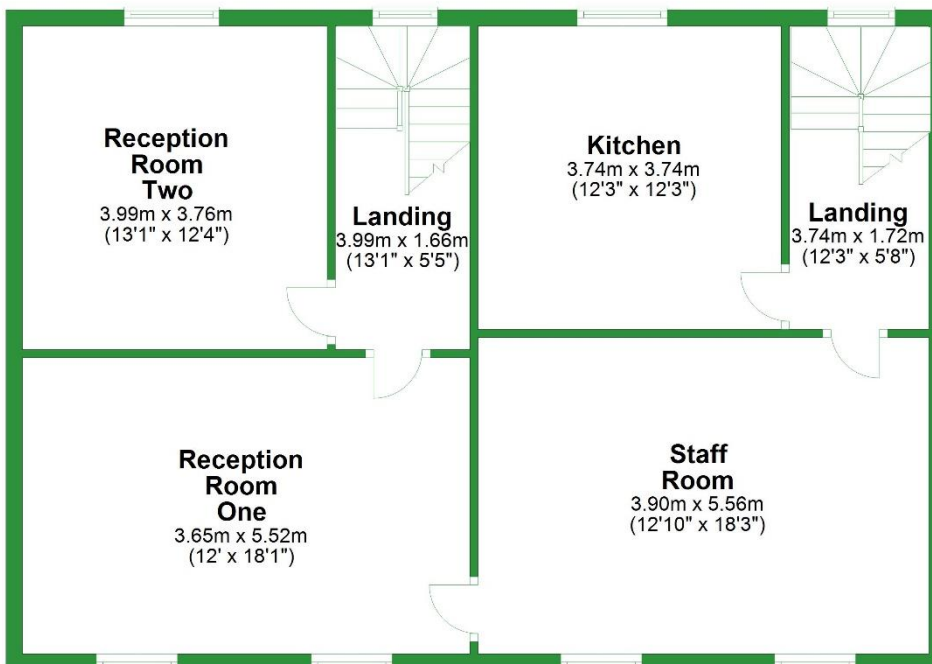
Total area: approx. 173.2 sq. metres (1864.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 86.5 sq. metres (931.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pendle Hill Properties

154 Whalley Road Read Burnley Lancashire BB12 7PN

t 01282 772048 e info@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



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