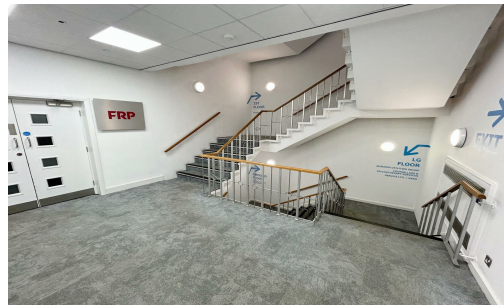


Derby House, 12 Winckley Square, Preston, PR1 3JJ



## FOR SALE

Use - Investment

Size - 14,775 Sq ft

Price - £1,700,000

- FOR SALE - Prime office location on Winckley Square, Preston
- 14,775 sq. ft. Multi Let Office Investment
- £1,700,000 (£115 psf)
- Currently producing net rent of £158,364 pa
- Net initial yield of 8.9% (assuming purchaser's costs of 4.93%)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Derby House, 12 Winckley Square, Preston, PR1 3JJ

### Location

Derby House is located on the east side of Winckley Square, which is traditionally referred to as the prime office location within Preston City Centre. The Winckley Square perimeter is renowned for professional organisations, banks and financial institutions such as Napthens Solicitors, Farleys Solicitors and Harrison Drury .

Prestons main retail high street (Fishergate) is less than 100m from the property and is home to various national brands such as Marks & Spencers, H&M, W H Smiths, Mowgli and many others.

Preston train station is approximately 500m from the property with direct links into local conurbations along with London and Manchester. Junction 31 of the M6 motorway is 2.8 miles from the property.

### Description

The prestigious and ideally located Derby House fronts the eastern corner of Winckley Square, Preston's prime office location. The property has been refurbished by the current owners to a high standard throughout without 11 individual office suites within the property.

The property is arranged over 4 floors and benefits from 32 car parking spaces available on site. The tenants all occupy on effective full repairing and insuring terms.

Access to the building is through the shared entrance with passenger lift to the all floors.

The office suites range from 359 sq. ft up to 2,834 sq. ft. A full tenancy schedule is available on request.

### Accommodation

We have measured the building on a net internal area basis to be 14,775 sq. ft.

### Price

£1,700,000

### Tenure

Freehold

### Service Charge

The service charge payable by tenants equates to £5.50 psf. This is inclusive of the cost of utilities and subject to annual review and reconciliation. Further details available on request.

### Rating

All suites individually assessed, details available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

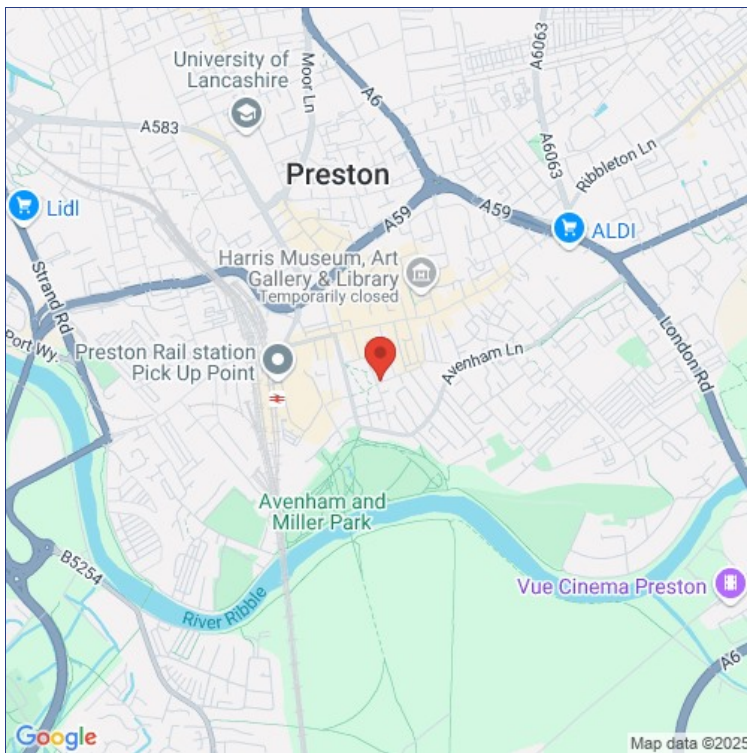
All mains services are connected to the premises. The utility costs for each suites are within the service charge provision

### Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

### Viewing

Strictly through agents  
Taylor Weaver Ltd  
(James Taylor)  
01254 699030

**Derby House, 12 Winckley Square, Preston, PR1 3JJ**

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.