



## Retail in PR1

Lauderdale Street, Lancashire, Preston,  
Lancashire, PR1 8JL

**£249,950** Starting Bid

## Property features

- ✓ Shop premises with all equipment & stock included
- ✓ Great size and layout offering versatile options
- ✓ Two self-contained flats with long-term tenants in situ
- ✓ Successful family business trading for over 40 years

## Description

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An exceptional opportunity to acquire a freehold property comprising a long-established, income-producing business with two self-contained flats above. Situated in a popular residential area, this property offers both secure rental income and strong potential for future growth.

The ground floor features a well-presented retail unit currently operating as a successful family-run business, proudly serving the local community for over 40 years. The business benefits from an excellent reputation, loyal customer base, and a strong local presence. All equipment / stock is included, allowing for a smooth transition for a new owner or investor.

Above the shop are two spacious flats, both currently occupied by long-term tenants, providing a steady rental income stream.

This is a fantastic opportunity for investors or owner-occupiers seeking a secure, income-generating property with proven business success and long-term rental stability.

With one flat achieving £425pcm and the 2nd achieving £500pcm - combined annual rent on the residential units are £11,100.

Price: Starting Bid £249,950

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

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## Location

City Centre Location



## Tenure

Freehold - TITLE NUMBER: LA146191 & TITLE NUMBER: LA194997



## EPC

Rating's D & F



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Lauderdale Street, Lancashire, Preston, Lancashire, PR1 8JL

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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