



For Sale former pub with potential for residential conversion of the upper floors

Wellington Inn, 40 Glovers Court, Preston, North West, PR1 3LS

5,248 ft² (487.54 m²)

- Potential for a mixed use development
- Beer Garden to the rear
- 12 Rooms on the upper floors
- Located in a key regeneration area

Description

The opportunity is to acquire a former pub premises with 12 rooms on the upper floors and beer garden to the rear. The property presents an upper floor conversion opportunity for a residential or student use. There is also the potential to retain the ground floor for a restaurant or bar use. We understand the property extends to a total of 5,248 sq ft over basement, ground, first and second floors. There is access to the rear of the property off Glovers Court, here there is a beer garden, which could also be utilised as part of any future development.

Location

Situated along Glover's Court, the property is directly opposite Buckingham House, which has been transformed into 24 high end apartments and two fully let Grade A offices on the ground floor, and adjacent to City Bridge, an historic warehouse conversion into modern apartments.

Stoneygate Urban Village is Preston City Council's major initiative to promote high quality residential development across the city centre and open up opportunities in the hospitality and leisure sectors. Glover's Court is at the heart of this initiative.

Accommodation

We understand the property extends to 5,248 sq ft over basement, ground, first and second floors

Tenure

Freehold

Price

Seeking unconditional bids of £400,000 subject to contract

Planning Use

The property is currently used as a pub and restaurant. The upper floors could be developed to residential use subject to the necessary planning consents

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £26,000

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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