

MULTIPLE UNITS

49-51 Guildhall Street, Preston, PR1 3NU

FREEHOLD: OFFERS OVER 500000 | LEASEHOLD: NIL PREMIUM ANNUAL RENT: £15,000/UNIT - £45,000 | REF: 5665033

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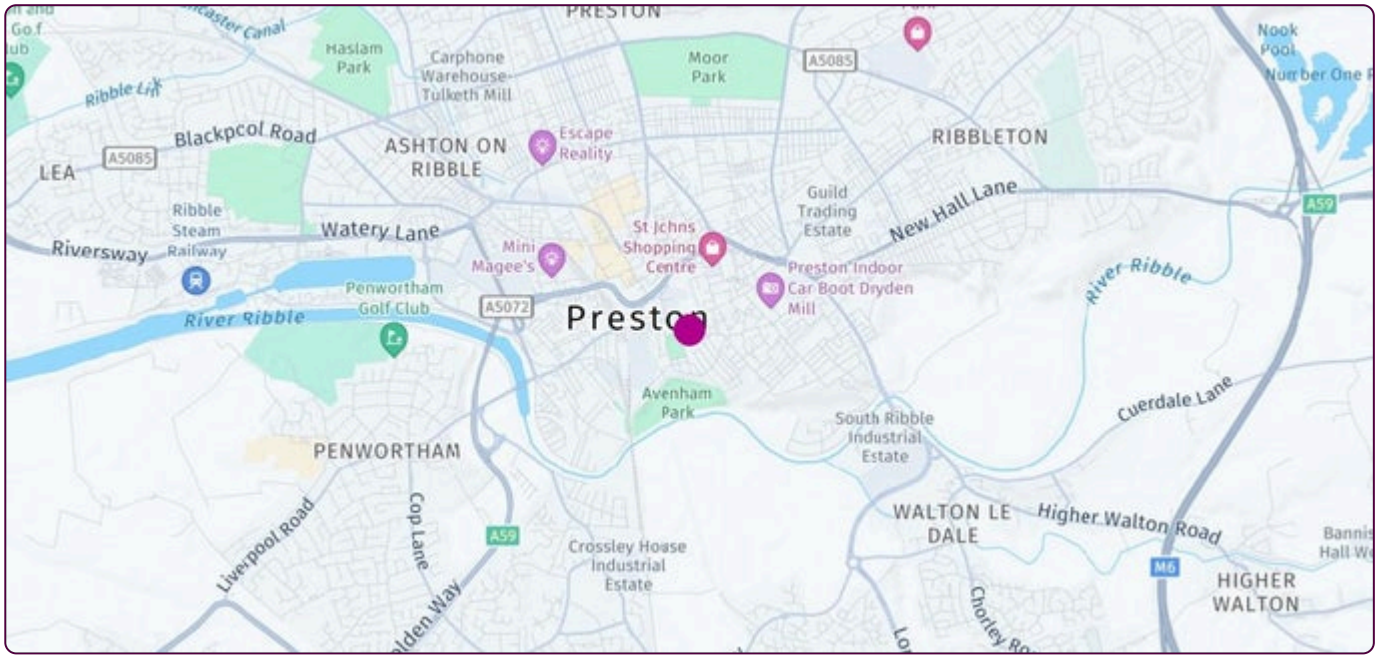
KEY HIGHLIGHTS

- Landmark period building
- Flexible floor-by-floor letting
- Prominent central location
- Character features throughout
- Open plan trading floors
- Suitable for leisure occupiers | Energy rating C



LOCATION

The property occupies a prominent and accessible position on Guildhall Street, situated between Preston's prime shopping area on Fishergate and the professional office hub of Winckley Square Gardens. The surrounding area benefits from an abundance of offices, residential apartments and proximity to the University of Central Lancashire, generating strong daytime and evening footfall.

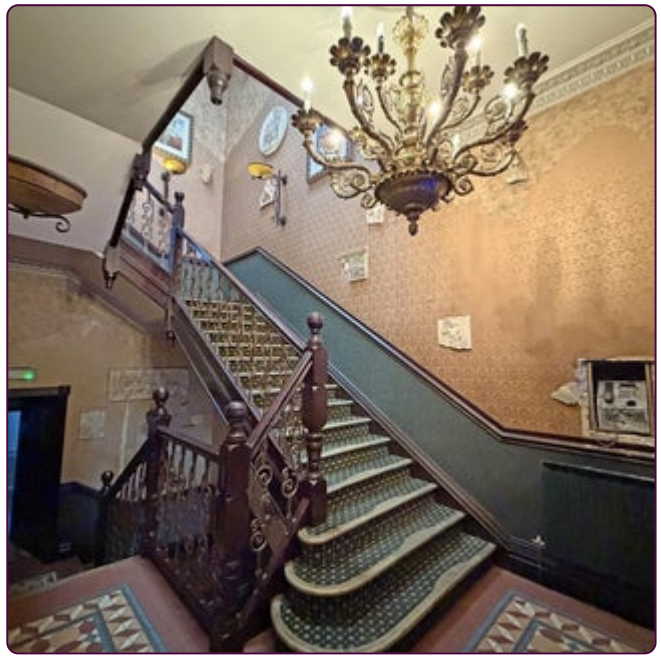


INTERNAL DETAILS

Internally, the property provides predominantly open plan trading accommodation across each level, allowing for a variety of layouts and operational styles. The building benefits from a principal staircase, secondary access routes and back-of-house areas, with the flexibility for floors to operate independently if required. Period detailing and architectural features are evident throughout.







GROUND FLOOR

The ground floor is accessed via a grand entrance leading into an impressive reception area with tiled flooring. Trading areas are positioned to both the left and right of the entrance, providing strong frontage and presence. Ancillary accommodation includes a kitchen, office and store, together with access to back-of-house areas and a further entrance serving the upper floors.



DESCRIPTION

This impressive and characterful period building is arranged over multiple floors and is being offered on a flexible basis, with each floor available to rent individually or in combination. The landlord would welcome interest from an occupier seeking multiple floors. The building retains a wealth of original features and has historically operated as a food and beverage venue, although it offers potential for a range of uses, subject to consent.

OTHER FLOORS

First Floor - The first floor is accessed via the main staircase and provides an open plan trading area centred around a striking circular bar. The floor also includes a separate dance floor area, customer WC facilities and a beer cellar, making it well suited to late-night or destination leisure use.

Second Floor - The second floor provides an open plan trading area mirroring the first floor, with a similar layout and proportions. This level benefits from an attractive vaulted ceiling, enhancing the sense of space and character and reinforcing the building's period charm.







THE OPPORTUNITY

This is a rare opportunity to lease space within a landmark, character-rich building in a central and vibrant location. The flexibility to occupy individual floors or multiple levels makes the property suitable for a wide range of occupiers, particularly within the leisure and hospitality sector, as well as alternative commercial uses subject to planning.

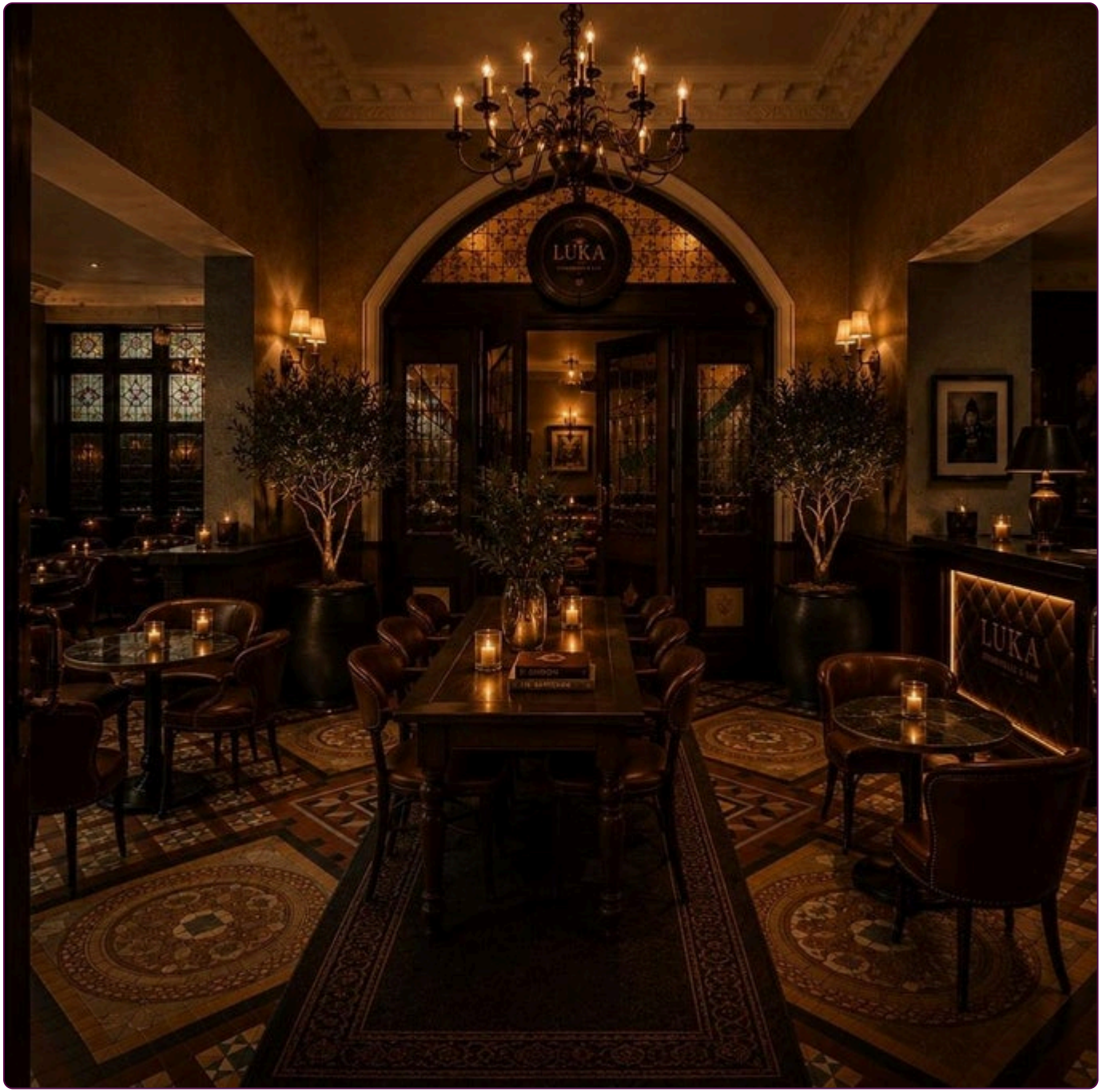
FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

BUSINESS RATES

Confirmation of actual business rates payable should be obtained from the local authority.

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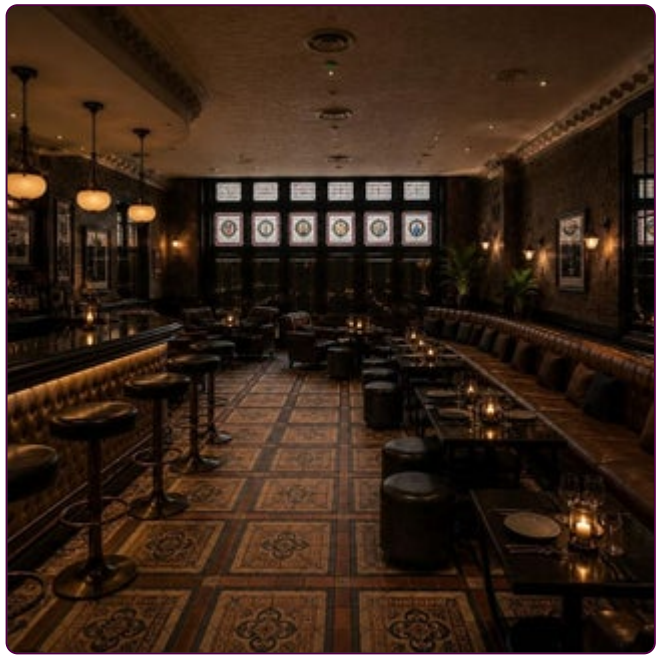



Lower Ground Floor



Ground Floor



1st Floor



2nd Floor

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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