



Retail in PR1

Cross Street, Preston, Lancashire, PR1 3LT

£155,000 Starting Bid

Tenure

Leasehold

Allocated parking

Property features

- ✓ LARGE SQUARE FOOTAGE COMMERCIAL PROPERTY
- ✓ LOCATED IN THE CITY CENTRE
- ✓ MULTIPLE RECEPTION ROOMS
- ✓ POTENTIAL TO BE CONVERTED BACK TO RESIDENTIAL
- ✓ MULTI-VEHICLE ALLOCATED PARKING TO THE REAR

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

An exceptional opportunity to acquire a substantial commercial property positioned on a busy central street in Preston. Currently operating as a well-established hair salon, this versatile premises offers generous square footage and significant potential for a variety of uses, including alternative commercial ventures or conversion back to residential properties (planning pre approved).

The ground floor is well laid out and comprises a large open-plan, multi-area salon space, complemented by a second reception room, a dedicated waiting area, WC facilities, cloakroom, and a useful storeroom. Access to the upper floor is also provided from this level.

To the first floor, the property continues to impress with two sizeable reception rooms, a fitted kitchen, and a spacious staff room, offering excellent flexibility for reconfiguration or further development.

Externally, the property benefits from a highly desirable location on a busy street within Preston city centre, ensuring strong footfall and visibility. To the rear, there is private parking for up to five vehicles - a rare and valuable feature in such a central location.

This is a fantastic investment or owner-occupier opportunity with scope to add value and tailor the space to a wide range of uses.

Please note we have not inspected this property.

Price: Starting Bid £155,000

Property Type: Retail

Business Type: Hairdressers

Parking: Allocated

Location

Positioned on a busy central street in Preston.

Accommodation

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Tenure

Long leasehold, title number LA287982.

Rateable Value

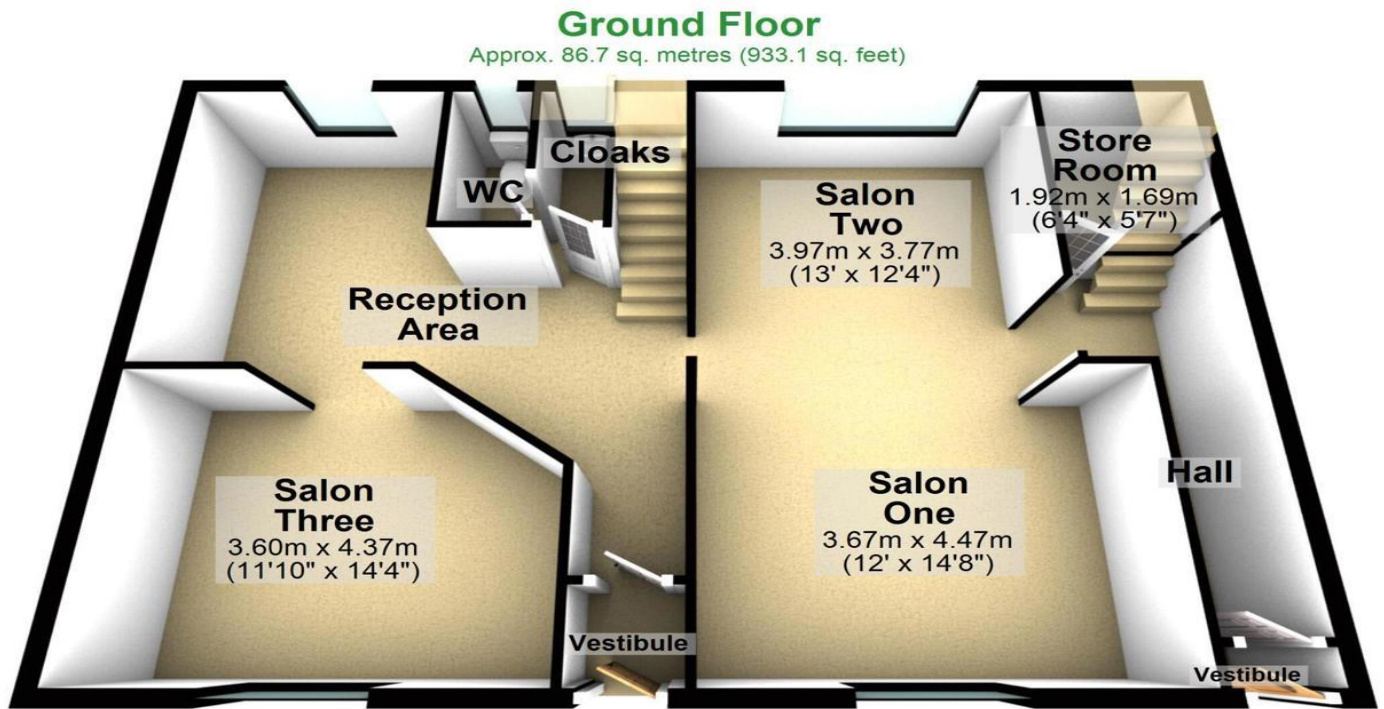
Future rateable value (from 1 April 2026) £6,600 - sourced from VOA.

EPC

Rating D, full report available upon request.

Additional Information

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



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.

Cross Street, Preston, Lancashire, PR1 3LT

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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