



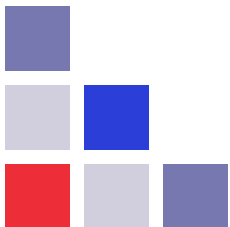
East View

Deepdale, Preston PR1 5AS

**INVESTMENT
PROPERTY**

****REDEVELOPMENT POTENTIAL**** Hazelwells Commercial offer for sale this restaurant premises of approximately 5400 sqft (500 sqm) over ground, first and second floors, which has current restaurant use and may be suitable for a number of alternative uses, or redevelopment opportunity subject to planning permission. Offered for sale with vacant possession. The accommodation is over ground, first and second floors with basement storage. The property has mains gas, electric, water. NO CHAIN, VACANT POSSESSION.

£450,000



Hazelwells
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Ground floor, first floor and second floor
approximately 5400 sqft (500 sqm)

Ground Floor
Reception

13' 1" x 21' 11" (3.99m x 6.69m)

Hallway

28' 11" x 6' 4" (8.81m x 1.94m)

Dining Area

30' 2" x 14' 7" (9.19m x 4.45m)

Kitchen

30' 10" x 14' 10" (9.40m x 4.51m)

Annex

29' 11" x 14' 2" (9.12m x 4.32m)

Inner Hall

11' 9" x 14' 10" (3.58m x 4.53m)

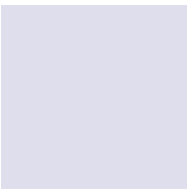
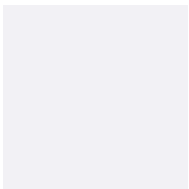
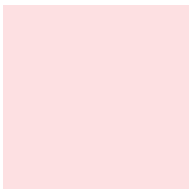
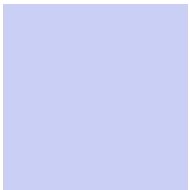
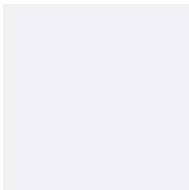
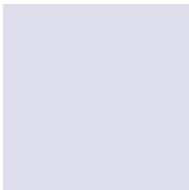
Rear Hall

7' 3" x 19' 3" (2.20m x 5.88m)

Access to wc's

Seating Area/Banquet Hall

43' 4" x 31' 5" (13.22m x 9.58m)



First Floor Landing

12' 0" x 14' 10" (3.66m x 4.53m)

Inner Landing

15' 0" x 6' 3" (4.56m x 1.91m)

WC

9' 9" x 6' 4" (2.96m x 1.92m)

WC

9' 2" x 8' 2" (2.80m x 2.49m)

Room 1

30' 4" x 21' 8" (9.25m x 6.61m)

Room 2

41' 6" x 15' 10" (12.64m x 4.83m)

Second Floor

31' 10" x 12' 7" (9.70m x 3.84m)

Basement

Six rooms of approximately 791 sqft (73.5 SQM)



Area 525 meters², 5654 feet² 0.13 acres 0.000 miles² 0.001 km²

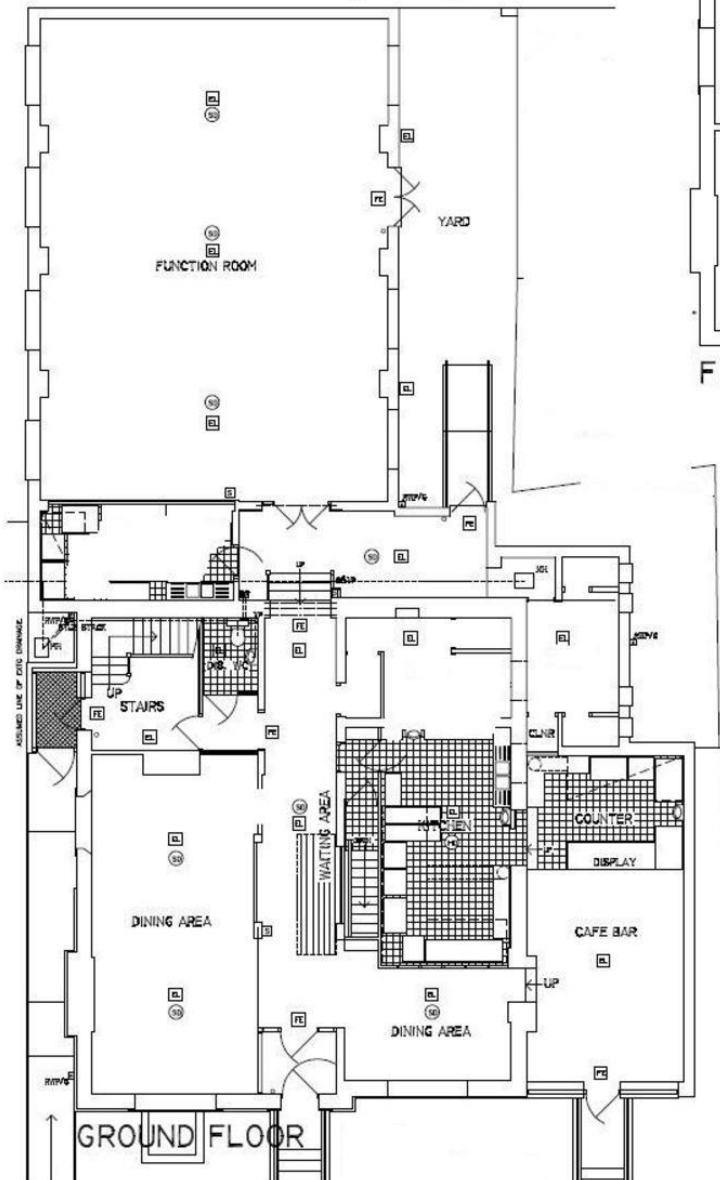
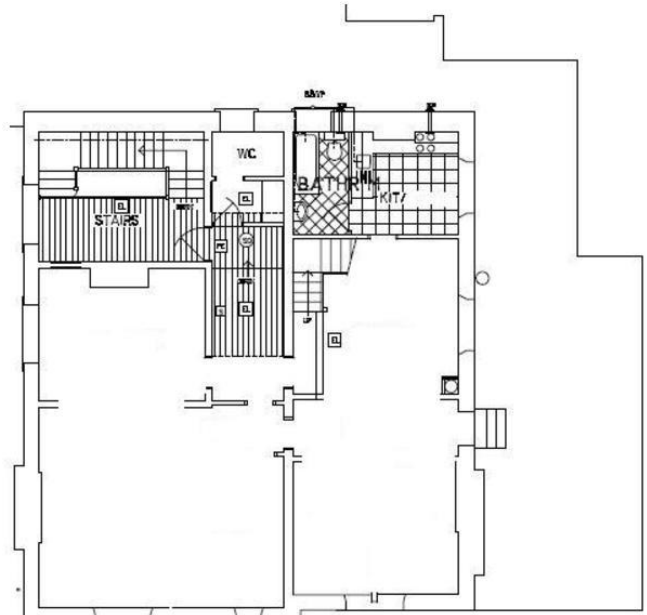
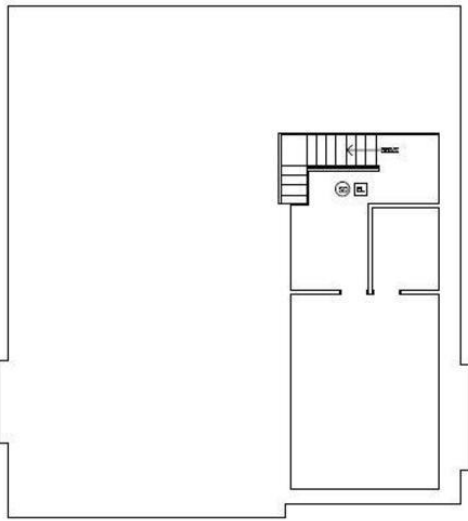
Perimeter 85.7 meters , 281.1 feet 0.053 miles 0.086 km



18 EAST VIEW, PRESTON PR1 5AS

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY

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