

For Sale/
May Let



City Centre Bar/Nightclub Premises

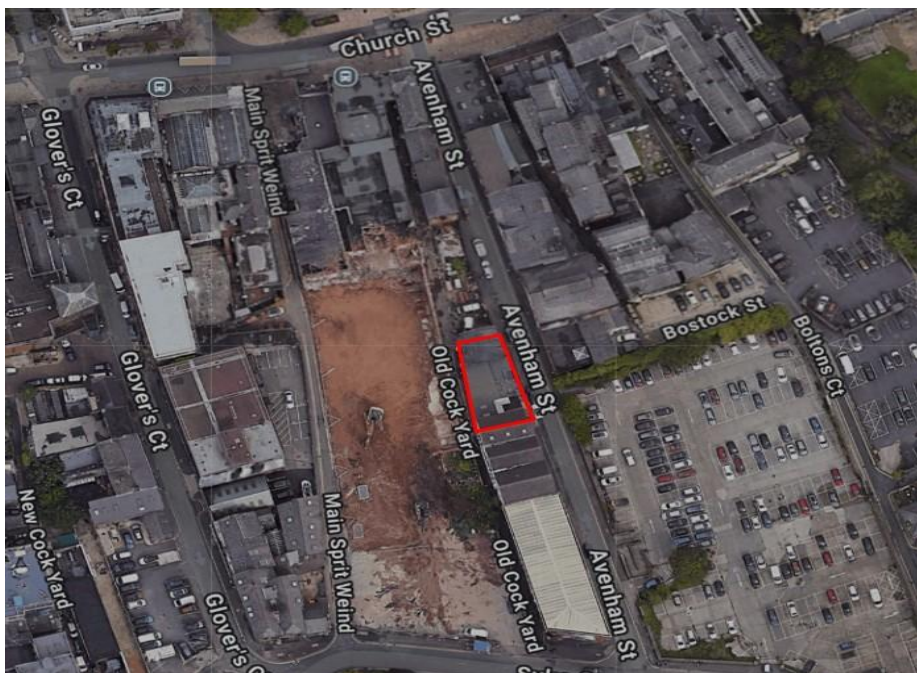
3,420 SQ FT (317.9 SQ M)

📍 30-34 AVENHAM STREET, PRESTON, PR1 3BN

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- City Centre bar/nightclub premises
- Prime City Centre location near main shopping and leisure areas
- Excellent motorway access (M6, M55, M61, M65)
- Located approximately 1.5 miles from Preston Railway Station
- Operating nightclub/bar with open-plan layout
- Modern glazed entrance and skylight roof features
- Office space with conversion potential (subject to planning)
- Held Freehold under Title Number LA268448
- Available with Vacant Possession
- May suit alternative uses - subject to planning permission
- Fixed Sale Price of £250,000 exclusive
- May Let (subject to terms and tenant status) - £20,000 per annum exclusive



LOCATION

The property is located fronting Avenham Street within Preston City Centre, close to Fishergate, Preston's main shopping street. Nearby national occupiers include popular retailers like Marks & Spencer, JD Sports and Costa Coffee and there are also banks, bars and restaurants in the vicinity.

The property benefits from convenient transport links, with access available to major motorways, including the M6, M55, M61 and M6.

Preston Railway Station is located approximately 1.5 miles from the property, which offers direct services to London, Glasgow and Edinburgh.

DESCRIPTION

The property comprises a large leisure venue, currently operating as Baker Street Nightclub/Bar and has a rendered red brick exterior, glazed atrium entrance and pitched roof with skylights.

Internally, the property extends across lower ground, ground, mezzanine and first floor levels, with open-plan bar areas, high-quality WC's and storage rooms. The first floor includes office and storage space with potential for residential conversion (subject to planning).

Externally, whilst there is no dedicated parking, the property is directly opposite Avenham Street Car Park and close to on-street pay-and-display options.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

The property is held Freehold under Title Number LA268448.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Lower Ground Floor	124.3	1,338
Ground Floor	99.03	1,066
First Floor	53.42	575
Mezzanine	40.97	441
TOTAL	317.72	3,420

SALE PRICE

Fixed sale price of £250,000 exclusive. The property is available with Vacant Possession.

MAY LET

The vendor may consider a letting of the property, subject to terms and tenant status. Rental - £20,000 per annum exclusive.

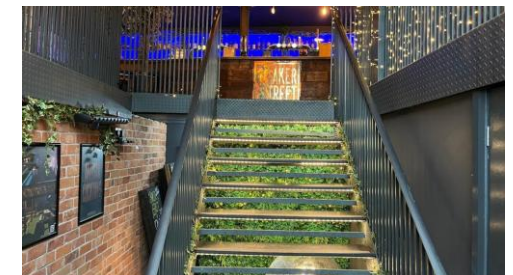
VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £60,000, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries as to the rates payable direct with Preston City Council.**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.



PLANNING

Sui Generis - Public House/ Bar/Nightclub. **It is the responsibility of the Purchaser/Tenant to verify that their intended use of the property is suitable and acceptable to the Local Planning Authority (Preston City Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(98). The certificate is valid until 13th February 2027. A full copy of the Report is available upon request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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