

For Sale
Sold with Vacant Possession



Prominent City Centre Bar/Cafe Premises

771 SQ FT (71.63 SQ M)

📍 20 GUILDHALL STREET, PRESTON, PR1 3NU

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent City Centre position on Guildhall Street within Winckley Square Conservation Area
- Close proximity to Preston's main retailing pitch along Fishergate
- Situated near the established professional district surrounding Winckley Square
- Within walking distance of Preston Railway Station
- Excellent regional connectivity via direct rail links to Manchester, London, Birmingham and Glasgow
- Vibrant mixed-use location with strong daytime and evening economy
- Ground floor and basement accommodation extending to approximately 71.60 sq m (771 sq ft)
- Configured as a bar/restaurant premises with kitchen and WC facilities
- Additional basement seating and ancillary accommodation
- Nearby occupiers include a variety of independent leisure and retail operators
- Held Freehold under Title No. LA128806
- 100% Business Rates Relief for qualifying occupiers
- Offers in the Region of £125,000 with the benefit of vacant possession



LOCATION

The property occupies a prominent and highly accessible position on Guildhall Street, within Preston City Centre, in close proximity to both Preston's principal retailing pitch along Fishergate and the professional business district centred around Winckley Square. The property is situated within the attractive Winckley Square Conservation Area.

The surrounding area is characterised by a diverse mix of commercial, residential, leisure and office accommodation, creating a vibrant mixed-use environment with strong levels of daytime and evening activity. The property also benefits from being within convenient walking distance of Preston Railway Station, which provides direct rail services to Manchester, London, Birmingham, Glasgow and the wider North West region.

Nearby amenities include Fishergate Shopping Centre and Winckley Square, both of which contribute towards the area's strong appeal to a broad range of occupiers and visitors.

DESCRIPTION

The property comprises ground floor and basement accommodation only, extending to approximately 71.60 sq m (771 sq ft). The ground floor is configured to provide a bar/restaurant area, together with a small kitchen and WC facilities to the rear. The basement provides additional seating accommodation and ancillary space. Nearby occupiers comprise a mixture of independent operators including barbers, tattoo studios, bars and various residential uses, reflecting the mixed-use nature of the immediate locality.

We understand the property is held freehold under Title Number LA128806. The title also includes the upper floors, which have previously been sold off on a long leasehold basis. We understand the long leaseholder is responsible for the maintenance and repair of the upper parts of the building (including windows and roof), together with a proportional contribution towards the building insurance.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

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
Ground Floor - Bar/Seating	41.99	452
Lower Ground Floor - Seating/WCs	29.64	319
Total	71.63	771

SALE PRICE

Offers in the Region of £125,000 with the benefit of Vacant Possession.

VAT

VAT may be applicable and if so, will be charged 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 £10,250, with effect from 1st April 2026. **100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to clarify this directly with the Local Rating Authority (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.

USE

It is the responsibility of the proposed purchaser to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Preston City Council). Interested parties are to make their own enquiries direct. The previous use of the premises was a bar/drinking establishment.

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 B(50). The certificate is valid until 2nd April 2033. A full copy of the Report is available upon request.

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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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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.