

SITUATED IN THE MAIN SHOPPING STREET OF PRESTON

FOR SALE

**Fishergate Baptist Church
Fishergate
Preston
PR1 2UR**



Gross Internal Area: 7200 Sq Ft Approx

Suitable for a variety of uses subject to planning

SITUATION & DESCRIPTION

The premises front Fishergate, at its junction with Charnley Street within the pedestrian priority area of this central and important retail area of the centre of Preston. Fishergate is acknowledged to be the established traditional main shopping street of Preston, and the building occupies a prominent position within the street scene.

It comprises a purpose built place of worship, dating from around 1858 in stone with a slate roof and prominent steeple. Internally the upper floor is arranged as a worship area with the lower floor (accessed from Charnley Street) comprising a series of meeting rooms.

ACCOMMODATION (all rooms sizes are approximate)

Upper Floor:

Entrance and main worship area 3600 sq ft approx
Lounge with Toilets and Kitchen
Several Small Rooms

Lower Floor:

Meeting rooms, kitchen, toilet 3600 sq ft approx

Frontage to Fishergate Gross 58' approx
Net 50' approx

PLANNING

The building is Listed Grade II and is within a Conservation Area. Fishergate is designated a bus and pedestrian priority area and the premises are within the boundary of the Principal Retail Core and city centre shopping area.

The current Use Class for the church is an established D1 use which includes museums, art galleries, medical centres, surgeries and schools/nurseries. Our discussion with the Local Planning Authority indicated that a variety of retail or business/office uses would be considered, subject to such changes preserving the integrity of the Listed building. Prospective purchasers are advised to contact the local Planning Authority on 01772 906581 to discuss their proposals.

TENURE

Freehold subject to the standard covenants in the disposal of the building by the Baptist Union.

VIEWINGS

By appointment only through Longden and Cook 0161 737 0111

PRICE

Offers in the region of **£500,000 (Five Hundred Thousand Pounds)**

For further information please contact Peter Townley on 0161 737 0111 or 07970 225019

