

Preston City Centre

GLOVERS COURT



DEVELOPMENT OPPORTUNITY



we are pleased to present a proposal to refurbish a city centre building with residential accommodation to the upper floors and commercial use to the ground floors

FOR SALE

Old Booths Building, Glovers Court,
Preston, PR1 3LS

KEY BENEFITS

Located within the heart of Preston City Centre

Excellent road and rail links

Historic Building

Commercial Use plus 30 Modern Apartments

Ground Floor Restaurant



DESCRIPTION

The proposal is to refurbish the building to create residential accommodation at the upper floors with commercial uses at ground floor with one retail unit and one restaurant unit. Both commercial uses will have basement accommodation and it is likely that the kitchen to the restaurant will be located at this lower level.

A new build element is proposed to cap the building off and give it a fresh new identity.

The new upper floor will contrast with the historic fabric to enliven the street scene and create a strong image for the building.

KEY SPACE

Residential - 1462.4 m² / 15741 sq ft.

Retail

- Ground 97.5 m² / 1049.49 sq ft.
- Basement 103.5 m² / 1114.074 sq ft.
- TOTAL 2163.6 sq ft.

Restaurant

- Ground 167.3 m² / 1800.8172 sq ft.
- Basement - 138.3 m² / 1488.661 sq ft.
- TOTAL 3289.5 sq ft.



LOCATION

The site lies on Glovers Court, a street running of Preston's main shopping thoroughfare.

Glovers Court leads up, over Fishergate and onto the Flag Market, the City's main civic space.

Glovers Court itself is occupied by some small retail outlets and service providers such as a hairdresser. There is a predominance of bars on the street.

The street slopes significantly up towards Fishergate with a change in level of almost 2m along the length of the frontage.

The rear of the building is almost inaccessible with the roof of Fishers Bar (located on Church Street) extending over most of the rear elevation and an electricity substation adjoining over some of the rest of the rear.



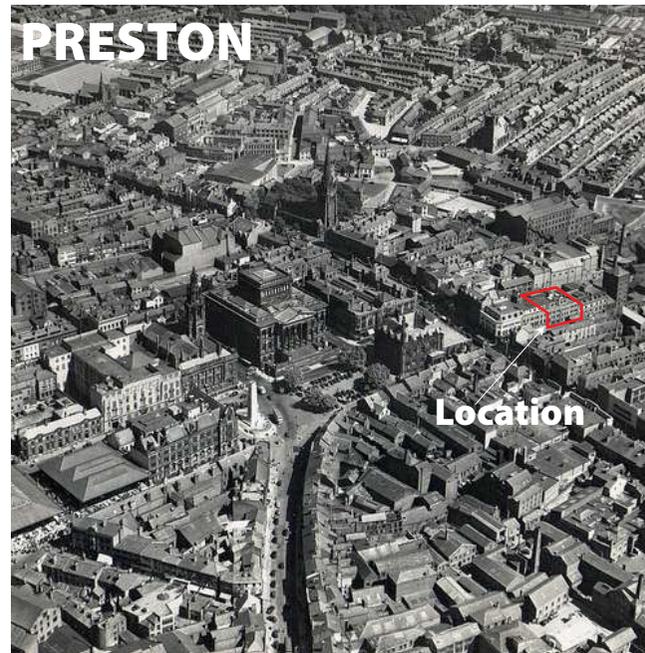
SITUATION

The neighbour to the South is Buckingham House a six storey office block dating from the 1970's with a pre-cast concrete façade.

To the North the neighbour is a very similar building to that which stands on site at present. A five storey, mostly brick built commercial building dating from the 19th Century.

35 Glovers Court is an extension to the complex of buildings which formed part of the Booths complex located on Church Street and the building is formed by two sets of extensions to that original complex. This ties it in very closely with its neighbour to the North.

The building itself is in two parts, repre-senting that two part extension and the northerly part is five storeys in height while the southerly part is four storeys in height.



PLANNING

Full planning permission has been obtained for mixed use developments including 30 apartments, a restaurant and a retail premises.

FLOOR AREA

The two commercial units will create a total of 264m² commercial area with a further 175m² accommodated in the cellar.

The upper floors will accommodate a total of 30 new apartments 9 of which are two bedroom apartments and 21 are one bedroom apartments.



ACCESS STATEMENT

The building is located on a steeply sloping site with existing openings into the ground floor.

Four entrances will be required:

- 1 Entrance to the shop
- 2 Entrance to the bin store and bike store
- 3 Main entrance to the flats
- 4 Entrance to the restaurant

The entrance to the shop will be located within an existing opening and is the only entrance of the four which will not allow level access. Instead, a stepped access in accordance with Part M of the Building Regulations will be constructed to give two steps into the shop.

The bin store floor will be lowered by 750mm so that it lines through with the footpath and allows level access onto the street.

The main entrance to the flats has been located at the point at which level access is available from the footpath.

The entrance to the restaurant is located off the same opening so that it, too can enjoy level access. The entrance to the restaurant loses some prominence under this arrangement and it may be appropriate to set the glazed entrance screen to the restaurant further back to allow both a stepped access separate from the apartment entrance, as well as the level access. This may need to be discussed with an, as yet, unidentified future tenant.

Internally, the commercial units will offer level access throughout, except to the basements which will not be

accessible. An accessible WC will need to be provided at the ground floor of both units. This will be fitted out by the tenant in a location to suit their business plan.

The apartments will accord with the requirements of Part M of the Building Regulations and will be served by a lift to give access to all of the upper floors.

TECHNICAL INFORMATION

Kingswood are in possession of Floor Plans; EPC and the Planning Statement.



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VIEWINGS

Viewings will be co-ordinated via open days. Please contact the Sole Agent for further details.

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Kingswood Properties

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DISPOSAL PROCESS

Freehold disposal OIRO £700,000