

# GUILDHALL

SALES & LETTINGS



## New Hall Lane

, Preston, PR1 4TA

Offers Over £130,000



Guildhall Sales and Lettings are delighted to introduce this charming property located on New Hall Lane in Preston. This unique house, previously known as Newhall Veterinary Centre, offers a wonderful opportunity.

The property has a well-designed layout with four rooms to the upper floor, providing ample space for living. Additionally, the presence of a reception area, kitchen area, utility room and toilet facilities adds to the convenience and functionality of the space.

Originally a three-bedroom terraced property, this versatile building holds great potential.

Don't miss out on the chance to own this property with a rich history and promising future.

Contact Guildhall Sales and Lettings today to explore the endless possibilities that Newhall Veterinary Centre can offer for your business dreams.



## Ground Floor

Reception 10'9" x 19'0" (3.3 x 5.8)

Office 6'6" x 9'10" (2.0 x 3.0)

Utility Room 9'10" x 7'2" (3.0 x 2.2)

Kitchen 9'6" x 7'2" (2.9 x 2.2)

Downstairs W/C 3'3" x 7'2" (1 x 2.2)

## First Floor

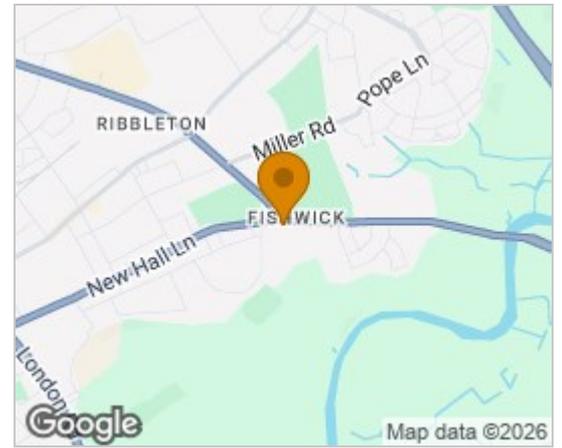
Consultation Room 1 13'9" x 8'2" (4.2 x 2.5)

Consultation Room 2 9'10" x 8'2" (3.0 x 2.5)

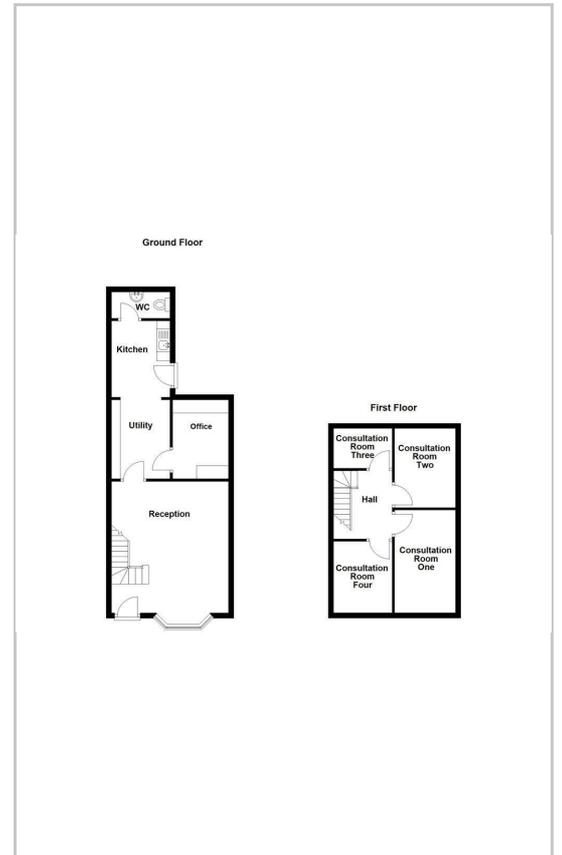
Consultation Room 3 5'10" x 3'11" (1.8 x 1.2)

Consultation Room 4 5'10" x 9'10" (1.8 x 3.0)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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