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**FOR  
SALE**



## MIXED USE FREEHOLD OPPORTUNITY

70.3 m<sup>2</sup> ( 756 ft<sup>2</sup> )

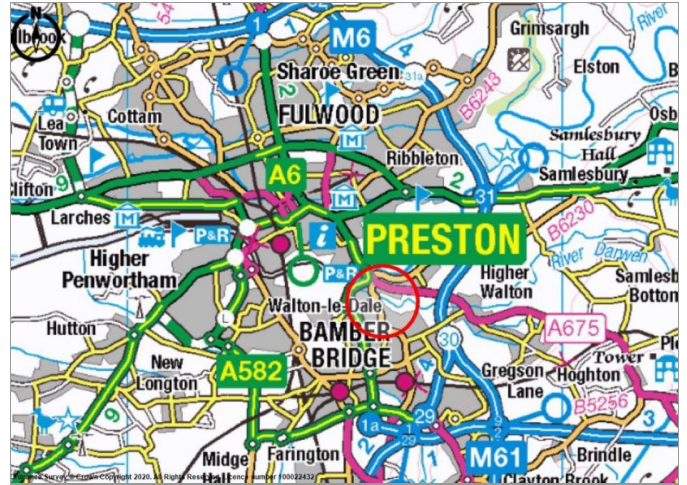
27 Chorley Road  
Walton Le Dale  
Preston  
PR5 4JA

- PRICE REDUCED
- Ground Floor Retail Premises Suitable For A Variety Of Uses
- Available With Vacant Possession
- Prominent Location
- First Floor Residential Flat

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 LA1 1ET



## Location

The property is situated in a prominent position fronting Chorley Road (B6230) at its junction with Mill Lane and close to its junction with Higher Walton Road/Victoria Road (A675) in the centre of Walton le Dale just over 1 mile to the south east of Preston City Centre.

The immediate vicinity comprises a mix of both commercial and residential land uses with the subject premises benefiting from a good level of passing vehicular traffic.

## Description

A two-storey end-terraced property accommodating a good sized retail shop to the ground floor and first floor residential flat.

Internally, the ground floor provides predominantly open plan accommodation which has been subdivided by timber framed partitioning to suit the current occupier's use of the property. A WC facility is provided to the rear of the customer facing areas.

The first floor is accessed via an external staircase located to the rear of the building and provides a good size residential flat comprising 2 bedrooms, living room, kitchen and large bathroom accommodating both bath and shower. The attic currently provides fairly extensive storage but may offer scope for development having the benefit of existing velux windows.

Externally, the property benefits from a good sized enclosed rear yard accessed from Mill Street.

## Accommodation

The retail premises extend to an approximate Net Internal Area (NIA) of 70.26 m<sup>2</sup> (756.3 ft<sup>2</sup>) with the flat extending to an approximate Gross Internal Area (GIA) of 74.65 m<sup>2</sup> (803.5 ft<sup>2</sup>).

## Services

We understand that the premises are serviced as a whole having mains service connections to gas, electricity, water and drainage. It is understood that the gas supply presently only serves the gas boiler providing heating and hot water to the first floor flat.

## Rating Assessments

The retail premises have a Rateable Value of £3,300 with the flat having a Council Tax Assessment within Band A.

Interested parties should make their own enquiries of the local rating authority, South Ribble Borough Council.

## Planning

We understand the premises have an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

## Tenure

Freehold.

## Asking Price

Offers in the region of £199,000.

## VAT

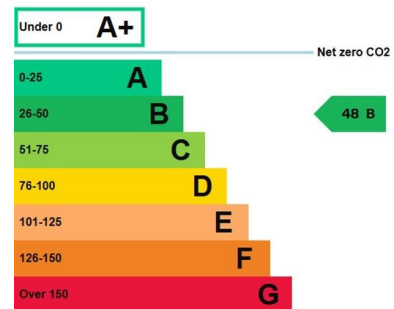
All figures are quoted exclusive of, but may be subject to, VAT at the standard rate.

## Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

## Energy Performance Certificate

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## All Enquiries

Please contact the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)