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108 Pilling Lane

Chorley PR7 3EE

Part commercial, part residential property

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REAL ESTATE ●●●●

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## Key Highlights

- 4 bed residential property with commercial element
- Perfect business owner occupier opportunity
- Suitable for a variety of uses subject to the necessary consents
- Spacious, well-appointed living accommodation with large garden, off road parking and detached garage
- Close to Chorley town centre



Close to Local Amenities



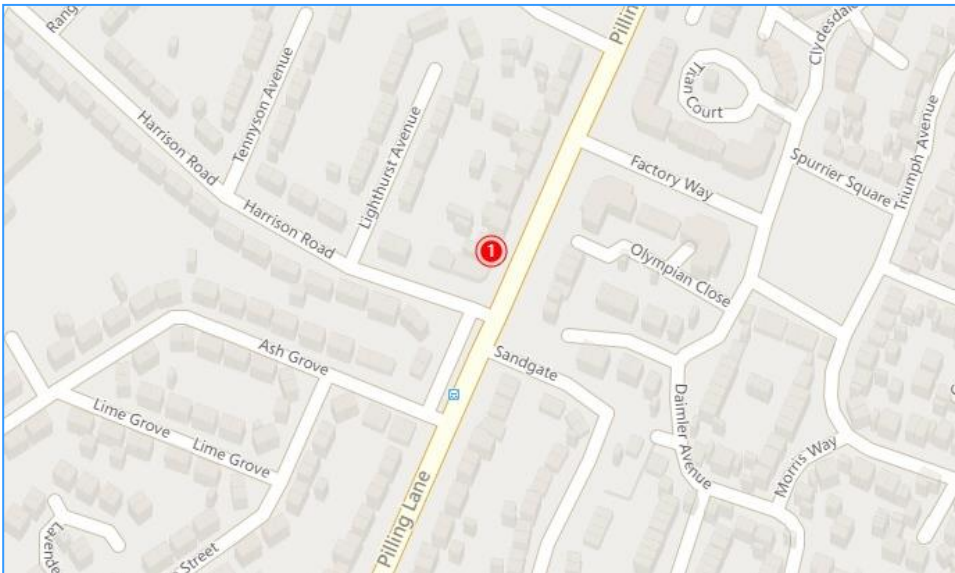
Good Motorway Connections



Parking



Bus Stop



## Location

The property is located in a predominately residential location approximately ½ mile south of Chorley town centre. The subject property has residential dwellings to one side and commercial properties on the other. Other commercial occupiers in the immediate vicinity include newsagents and hair and beauty salon.

Pilling Lane benefits from a high volume of passing traffic



## Description

The subject provides for a detached dwelling house which incorporates an integral commercial retail space. The residential part of the property includes living room, dining room, kitchen, utility and conservatory. On the 1<sup>st</sup> floor are 4 bedrooms, bathroom, WC and shower room. The commercial space is access from the residential part which offers a retail sales area along with a workspace/preparation area. The property is set within a reasonable sized plot with good sized rear garden, a lawned front garden, driveway and detached garage.





## Accommodation

The property provides for 203 sqm (2,185 sqft) of accommodation across both residential and commercial aspects of the building (not including the detached garage).

The property provides for the following accommodation:

Residential Element	Living Room, Dining Room, Kitchen, Utility, Conservatory, 4 bedrooms, Bathroom, WC and Shower room
Commercial Element	Sales Retail Area, Workshop/Preparation Area



## Business Rates/Council Tax

We have identified the following entries for each of the let units via the Valuation Office Agency website.

Address	Rateable Value
108 Pilling Lane	£2,350

We understand the residential element attracts a Council Tax Band of A



## Services

All main services are connected to the property to include gas, water, drainage and electricity. Please note no services or connections have or will be tested.





## EPC

The property has an Energy Performance Rating of D-65. A copy of the certificate can be made available upon request.

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## Title

We understand the property is held freehold under title numbers LAN23511.

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## Opportunity

The freehold interest in the property is available at an asking price of £375,000.

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## VAT

All prices quoted are exclusive of Value Added Taxation. We are advised by the Vendor that VAT is not applicable on this transaction. Your legal adviser should verify.

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## Further Information

Further information can be obtained from our **WIGAN** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

**Anti Money Laundering** –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0707

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
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