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108 Pilling Lane

Chorley PR7 3EE

Part commercial, part residential property

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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



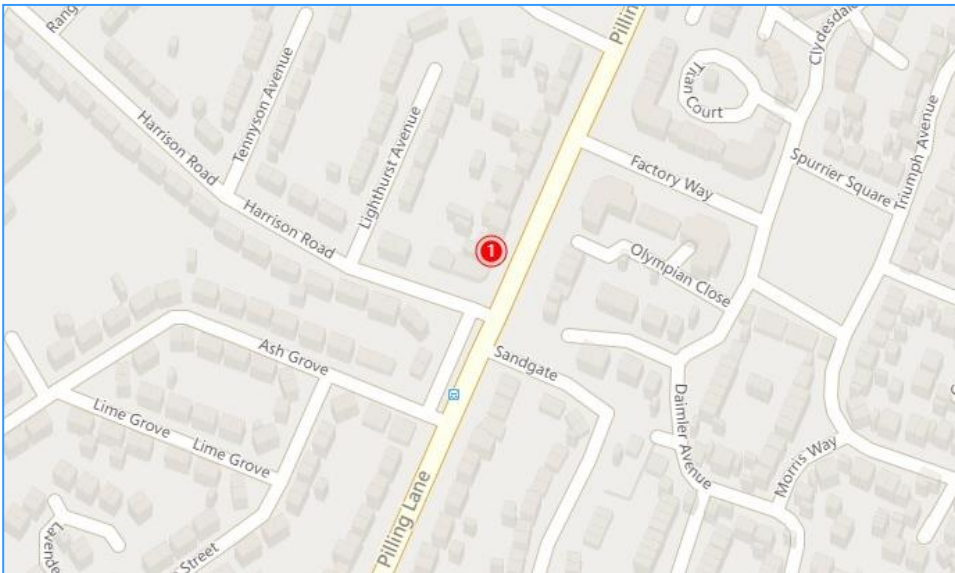
Good Motorway Connections



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.



Total area: approx. 203.0 sq. metres (2184.7 sq. feet)  
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SIZE IS AN APPROXIMATE GUIDE.  
Plan produced using Plans.





## 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.

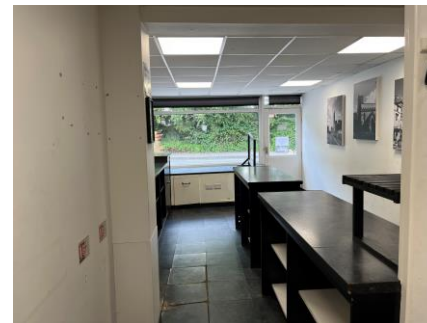
Address	Rateable Value
108 Pilling Lane	£2,350

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 £355,000.

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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.

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Subject to contract.

Ref: AG0707

# PARKINSON

## REAL ESTATE

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