



234 Ribbleton Lane, Preston, PR1 5LD

Price: £89,950

%æpcGraph_c_1_400%

- Shop and 1 bedroom flat above
- Commercial investment
- Currently tenanted on flexible terms
- Beauty Parlour
- Separate entrance for flat
- Convenient for Amenities
- Busy commercial area
- Good investment return

To view all of our properties visit www.tigerestates.co.uk

234 Ribbleton Lane, Preston

FULL DESCRIPTION

This attractive and well-situated commercial shop with separate 1 bedroom self-contained flat above is attractively priced and offers a good investment return. The shop is modern and currently tenanted on a flexible basis, as is the above flat. Viewing highly recommended!

SHOP/SALON

20' 6" x 12' 3" (6.26m x 3.75m)

Double glazed door and shop window. Tiled floor. Sink unit.

REAR KITCHENETTE AREA

7' 3" x 5' 4" (2.23m x 1.64m)

SHOP WC

WC. Pedestal hand basin. Part tiled.

FLAT ENTRANCE HALL TO REAR

FLAT GRO UND FLOOR SHOWER ROOM

Shower cubicle. WC. Pedestal hand basin.

FLAT LOUNGE/KITCHEN

12' 3" x 12' 0" (3.75m x 3.67m)

Fire surround. Wall and base units. Stainless steel sink. Double glazed window. Part tiled.

FLAT BEDROOM

11' 4" x 9' 5" (3.47m x 2.89m)

Double glazed window. Electric heater.

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that



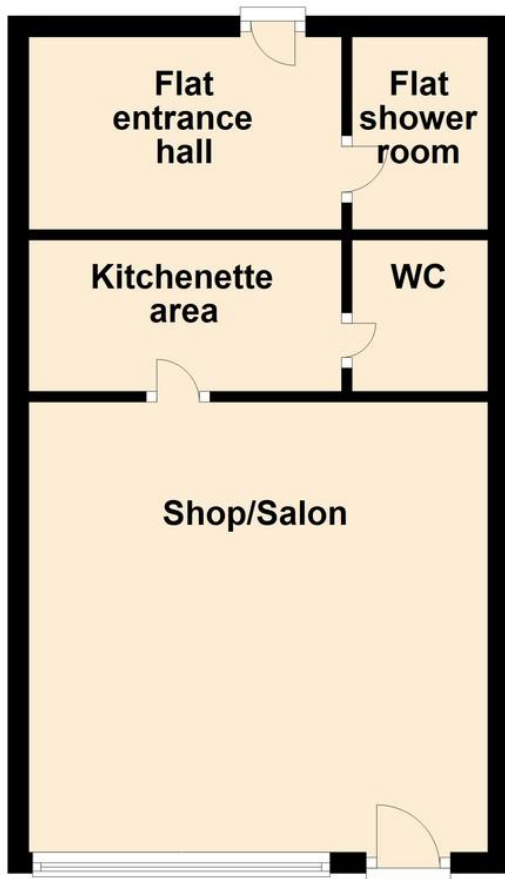
234 Ribbleton Lane, Preston

any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

15/09/2020

Ground Floor

Approx. 362.9 sq. feet



First Floor

Approx. 348.5 sq. feet

