

Mixed Use Property

Guide Price: £179,950

1 Chapel Lane, Banks, PR9 8EY

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

1 Chapel Lane, Banks, Southport, Lancashire PR9 8EY



- **Former Convenience Store and Separate Three Bed First Floor Flat**
- **Offered with Vacant Possession**
- **Substantial Ground Floor Retail extending to approximately 730 sq ft NIA (circa 1026 sq ft GIA plus storage)**
- **Off Road Parking to Front and Enclosed Rear Garden**
- **Freehold - pending written verification**
- **Live Work Opportunity**
- **Scope for Alternative Uses or residential conversion - subject to necessary consents**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: Chapel Lane can be found off Church Road, which runs through the village of Banks and connects to the A565 via Ralph Wifes Lane.

Banks is a growing village with numerous new residential developments, situated approximately 5.6 miles North of Southport, in the local authority of West Lancashire.



Description: Significantly extended semi detached mixed use property comprising of a former convenience store to the ground floor and independently accessed three bedroom first floor flat.

The ground floor retail unit has a pedestrian entrance door and adjacent glazed windows with fascia signage potential above.

The retail unit is primarily open plan with rear storage with a block paved parking area to the front.

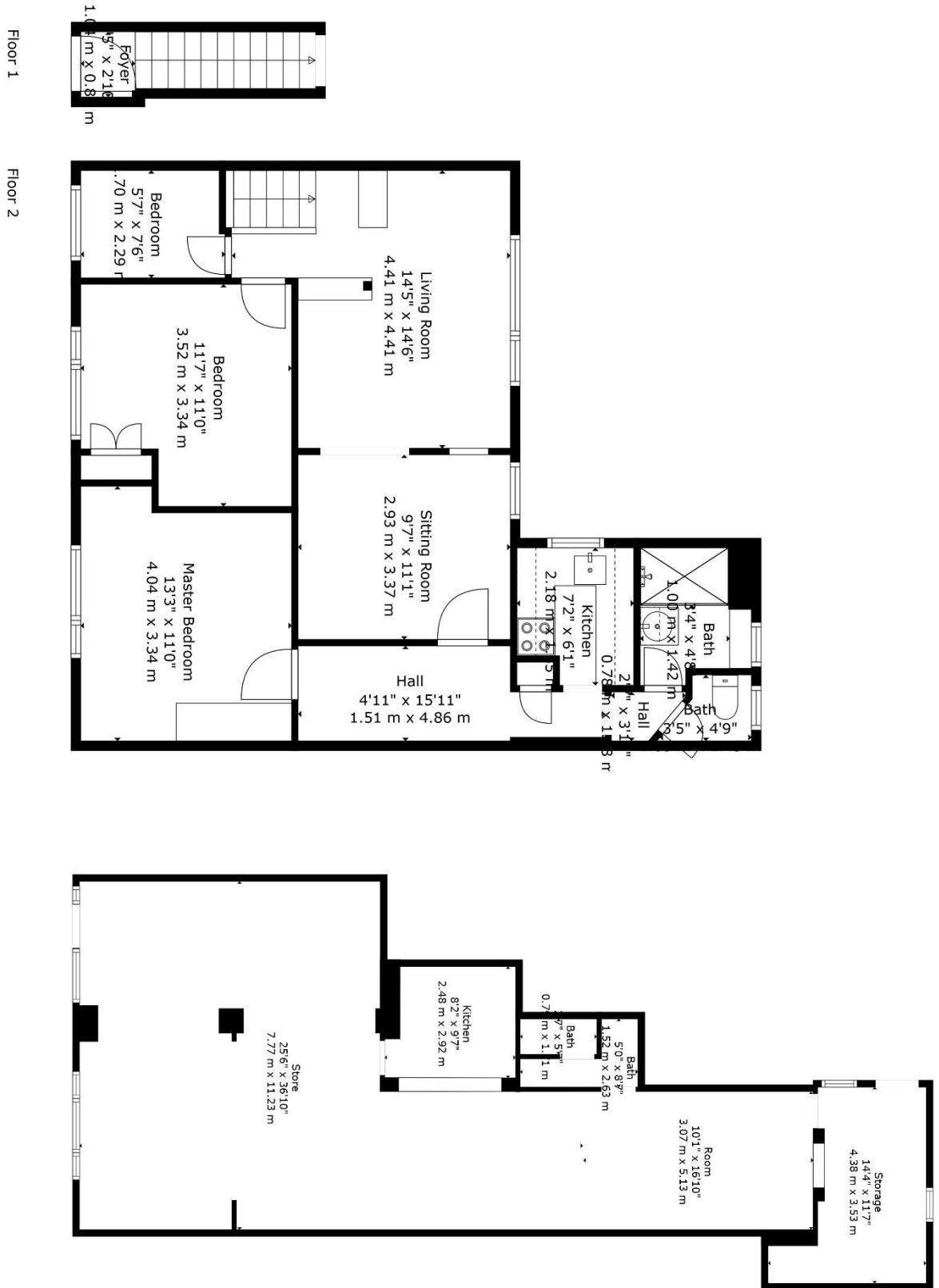
The upper floor residential accommodation has an independent entrance to the front with stairs leading into a lounge with dining room off. Three bedrooms are provided together with a kitchen, bathroom and w.c.

To the rear of the property there is an enclosed rear garden.

The property is suitable for ongoing mixed use purposes, residential conversion or an alternative commercial uses, subject to the necessary consents.



Accommodation: Floor plan below provided for indicative purposes only.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Tenure: Freehold – pending written verification.

Price: £179,950.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT will not apply to the purchase price.

Legal: Each party is responsible for their own legal costs.

Business Rates: The ground floor has a Rateable Value of £5,600.

The upper floor residential has a Council Tax Band of A.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 01 July 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

