

**Available Due to other Business
Commitments**

FOR SALE

**Mixed Use - Café / Retail and
Residential**

Asking Price: £275,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

217 The Green, Eccleston, Chorley PR7 5SX

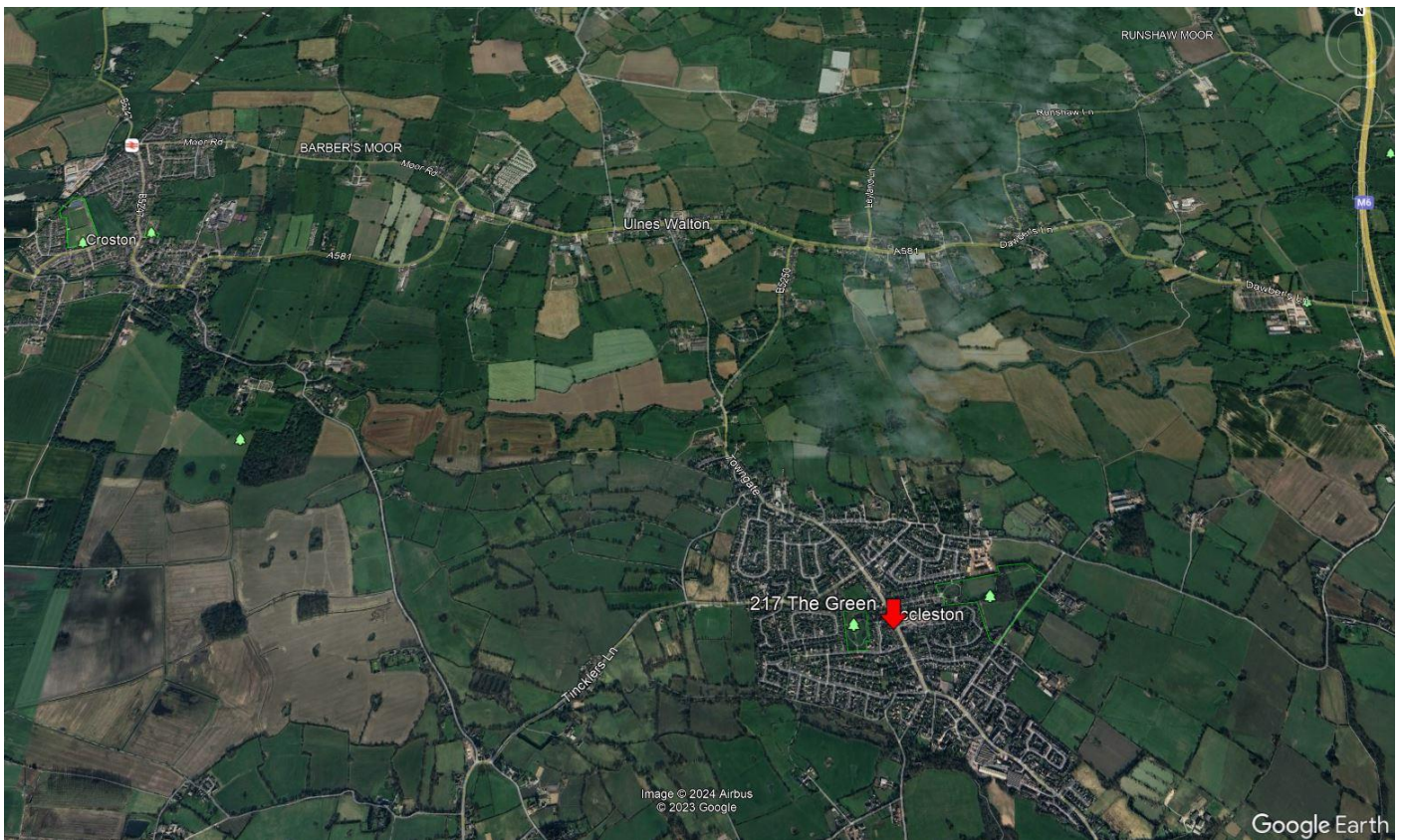


- **Comprehensively refurbished mixed use premises.**
- **Ground floor, open plan café/retail premises with rear courtyard area.**
- **To the first floor is a well-appointed one-bedroomed flat operating as an air bnb letting.**
- **Off-road parking & Prominent roadside position to Eccleston.**
- **For sale with vacant possession and available due to other business commitments.**
- **Ideal owner/occupier or investor opportunity.**



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

Location: The property can be located to The Green (B5250) in the attractive village of Eccleston, close to the adjacent modern retail development comprising of Sainsbury's Local and Galloway's Bakers, as indicated on our location plans below.



Description: This property is a semi-detached, mixed use building, extensively and comprehensively refurbished in 2022 to provide ground floor café/shop unit and independently accessed well-appointed first floor flat, which operates as an air bnb letting.

For the years April 2022 to March 2023 and April 2023 to March 2024 the apartment produced approximately £14,844 letting income and £13,288 respectively by way of air bnb and private bookings ranging from two nights to up to 81 nights' stays.

The link below is to the air bnb listing and associated reviews.

[Stylish Uniquely renovated 1 bedroom apartment. - Apartments for Rent in Ecclestone, England, United Kingdom - Airbnb](#)

[Stylish Uniquely renovated 1 bedroom apartment. - Apartments for Rent in Ecclestone, England, United Kingdom - Airbnb](#)



The ground floor has a new shopfront with pedestrian door and adjacent glazed panels, leading into a primarily open plan retail area with painted and plastered walls, recessed light fittings and rear WC, in addition to an attractive rear courtyard/seating area, which includes covered areas.

Please note, the property is offered with vacant possession and is available due to the vendor's other business commitments. However, the property could be provided with the extensive fixtures and fittings currently in situ, a schedule of which is available on request.

The property is currently on one set of meters for both the retail unit and the air bnb operated first floor residential, however, we believe that the property could be independently connected for utilities if so required. This presents an ideal and comprehensively refurbished mixed use property suitable for an owner/occupier or indeed an investor who could maximise the air bnb income in addition to leasing the ground floor retail unit.

Properties on the High Street in Ecclestone very rarely come onto the market and represent a solid long-term investment given its position in the village and recently refurbished condition.





Tenure: Verbally advised freehold pending written verification.

Asking Price: £275,000.

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

Business Rates: The ground floor retail unit is listed as having a Rateable Value of £5,700.

The first floor residential letting has a separate Council Tax Band of A.

EPC: A copy of the EPC is available on request.

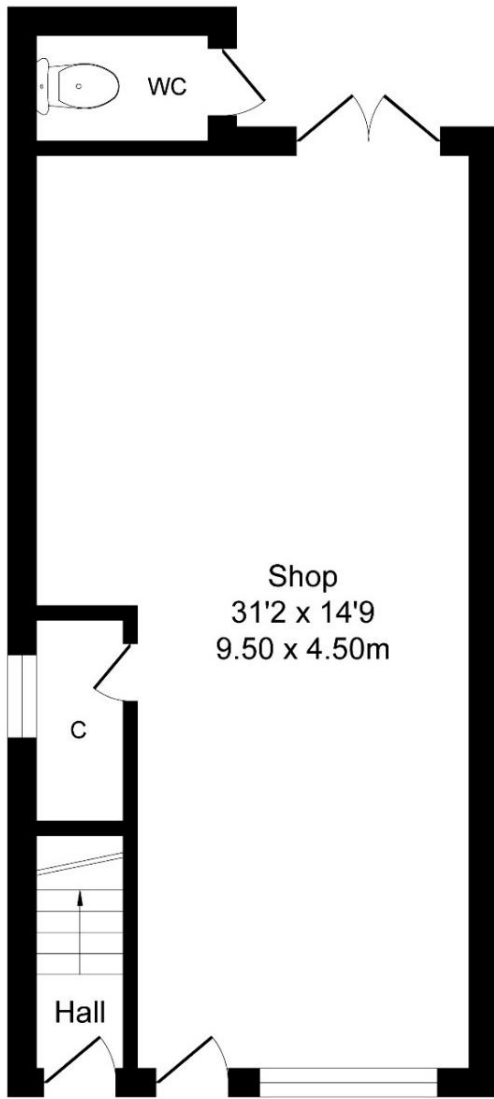
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

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

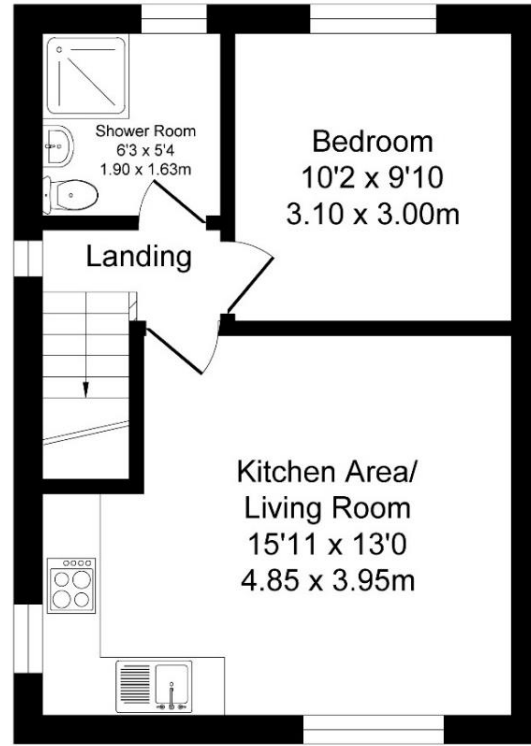
Viewing: Viewings are to be strictly by prior appointment only (via the sole agents, Fitton Estates 01704 500345), ideally with 48 hours' notice and preferably Mondays prior to the shop/café opening at 10:00 a.m.

Additional comprehensive information which can be available on request which includes completion certificates pertaining to Business Regulations, electrical installation certification, Regulations compliance certificate, sound installation test report, FENSA UPVC window and door certificates, details of the approved Planning Application, in addition to a comprehensive and costed fixtures and fittings list for both the ground floor retail unit and first floor apartment, which can be available by way of separate negotiation.

Accommodation: Floor plan below, not to scale and provided for indicative purposes only.



Ground Floor



First Floor

Details Prepared 04 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.