



FLEXIAGENT

Market Leading, Independent Estate Agents



Chapel Lane

Southport, PR9 8EY

Offers Over £180,000

***INVESTMENT OPPORTUNITY / PART RESIDENTIAL / PART COMMERCIAL *** **AMAZING INVESTMENT OPPORTUNITY *** **BLANK CANVASS BUSINESS *** **RARE PURCHASE *** **IDEAL ON SITE BUSINESS ***

Flexi Agent are delighted to welcome to the market this unique opportunity, which currently offers a vacant business premises to the ground floor & a two bedroom apartment to the first. This charming property is steeped in history & served the local community from the late 1980's to the early 2000's as a SPAR convenience store, however is now offered for sale with fantastic & versatile potential. Flexi Agent believe the property is being offered for sale on a single title.

The property briefly comprises; large open plan shop floor, with a utility / WC and store to the ground floor. The first floor offers a two double bedroomed apartment, with two reception rooms, a kitchen, shower room & a additional store which is currently being used as a bedroom.

Externally, the property offers ample block paved driveway parking to the front & a large, multi-tiered garden to the rear.

AVAILABLE FOR PURCHASE WITH NO ONWARDS CHAIN!

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available immediately by appointment.

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

■ Split residential / commercial property / INVESTMENT OPPORTUNITY

■ Historically a 'SPAR' convenience store

■ Two bedroom first floor apartment

■ Circa 1992 square feet

■ Versatile accommodation

■ Potential to be split into 2 x apartments

■ Excellent on site residential business offering

■ Fantastic prospective rental returns

■ Ample parking

■ Generously sized rear garden



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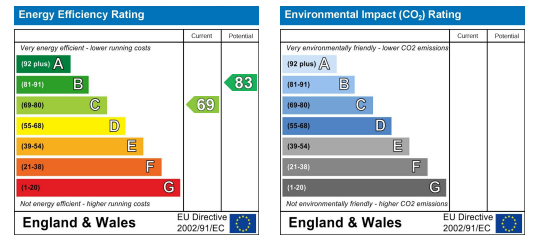
Floor Plan



Area Map



Energy Efficiency Graph



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