



Ground Floor



First Floor



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Plan produced using PlanUp.

Parkgate Road, Neston, CH64 9XF

£175,000

🛏 null Bedroom 🛋 null Reception 🚿 null Bathroom 📊 D

Commercial Property With Flat Above - Potential Tenant in Situ For Flat Above - No Onward Chain

Hewitt Adams offer an opportunity to purchase a commercial unit and Residential Flat above on the ever so popular Parkgate Road - a stones throw from Neston Town Centre. The property is currently set up as a gift shop but has huge opportunity for a buyer looking for a business space.

The premises consists of one main open space to the front with a further room with a kitchen and WC to the rear of the building.

The one bedroom residential flat to the first floor with its own entrance facility offers; hall with staircase, landing, living room, bedroom, bathroom and kitchen.

The property also has a basement level.

There is also a rear courtyard with secure boundaries.

Ground Floor Commercial Unit

Entrance

Door into shop floor;

Shop Floor

16'08 x 16'01 (5.08m x 4.90m)

Window and door to front, central heating radiator, laminate flooring, opening leading to the store room.

Store Room

16'00 x 13'01 (4.88m x 3.99m)

Door leading to rear, central heating radiator, boiler, doors to;

Kitchen

8'06 x 3'11 (2.59m x 1.19m)

Wall and base units with work surfaces incorporating sink, cooker, space for fridge.

WC

Window to rear aspect, WC, wash hand basin.

First Floor Flat

Entrance

Upvc door to hall, stairs to first floor.

Landing

doors leading to;

Living Room

17'04 x 8'11 (5.28m x 2.72m)

Bay window to front aspect, central heating radiator, fireplace, door to kitchen.

Kitchen

9'03 x 6'06 (2.82m x 1.98m)

Wall and base units with roll top work surfaces incorporating sink, cooker, fridge, wall mounted boiler, window to front elevation.

Bedroom

12'02 x 10'07 (3.71m x 3.23m)

Window to rear elevation, central heating radiator.

Bathroom

7'10 x 7'06 (2.39m x 2.29m)

A spacious bathroom comprising; WC, wash hand basin, bath, central heating radiator, window to rear.

