



Ground Floor



First Floor



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Plan produced using PlanUp.

### Parkgate Road, Neston, CH64 9XF

£165,000

🛏 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.

