

**Blackgate Lane,
Tarleton**


SMART MOVE



Asking Price **Monthly Rental Of £995**



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For those seeking a building quite different from the "usual" block of modern offices to run your business from, then look no further than this semi detached barn conversion. From first sight it is clear that it is quite different to any other office you will have seen and is one which only seeing it first-hand shall truly do justice to all that it has to offer. The property has had new carpets fitted and has been recently decorated, making it ready to move straight into and sure not to disappoint.

The internal layout of the property spans over 1,000 sq ft and in brief includes: ground floor office one with stairs to the first floor, fitted kitchen (which is shared with the adjoining property,) ground floor WC and to the first floor are three further large offices, one of which could also be a meeting room.

The barn is set back side-on to the road, with the side furthest from the road being the side available To Let. Parking is to the rear of the property, accessed along a shared cobbled driveway with the adjoining property. There is ample off road parking for around 5 or 6 vehicles, making for ample staff and customer parking.

For exact directions on What3Words search: [hers.worms.cabinets](https://w3w.co/hers.worms.cabinets) or follow the link: <https://w3w.co/hers.worms.cabinets>

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Co-op, Spar and Aldi.





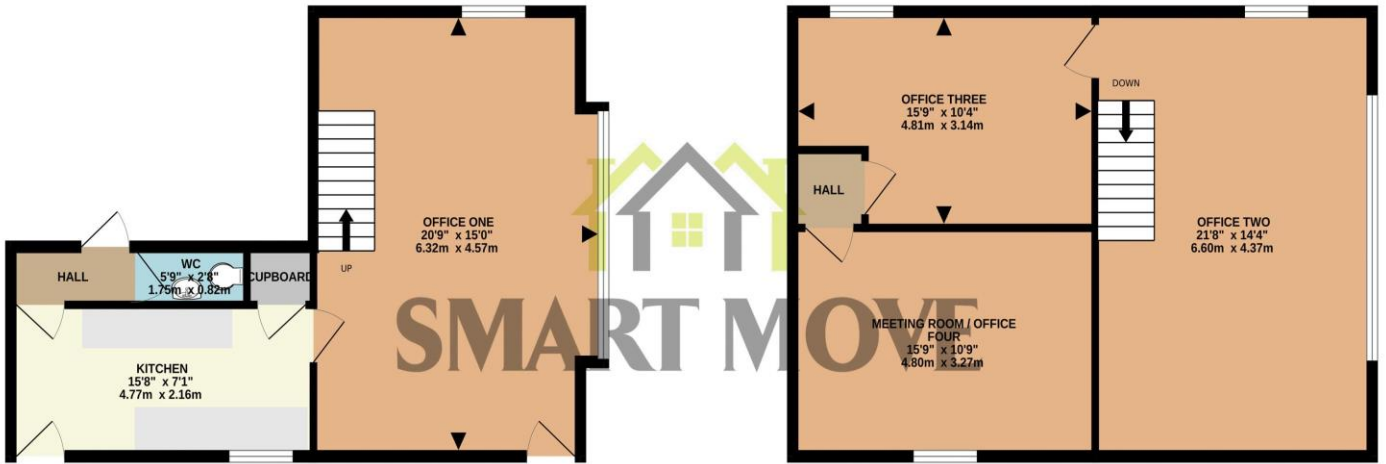
- * Semi Detached Converted Barn
- * Shared Kitchen & Ground Floor WC
- * Newly Carpeted & Decorated
- * Available to View & Move in NOW
- * Option to Pay for Existing High-Speed Internet Connection

- * Four Large Offices / Meeting Rooms
- * Ample Staff & Customer Parking
- * Semi Rural Village Location
- * Long Term Rental Potential
- * Gas Central Heating & EPC Rating of D



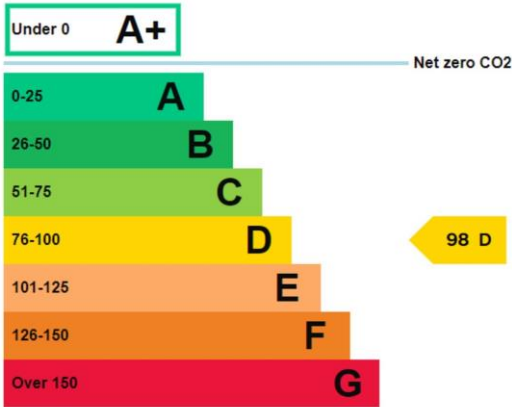
GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.