



## Ex-Methodist Church Berry Lane, Longridge

Guide Price £350,000

Located in the popular market town of Longridge, this spacious and architecturally stunning commercial premises is full of character both internally and externally and offers an amazing opportunity for any potential purchaser.

This is a magnificent and iconic building that in recent years has been used for a variety of purposes including retail, studio and office space. It also holds great potential for other uses including leisure or conversion into residential apartments.

Currently vacant, the property is offered to the open market with NO ONWARD CHAIN.

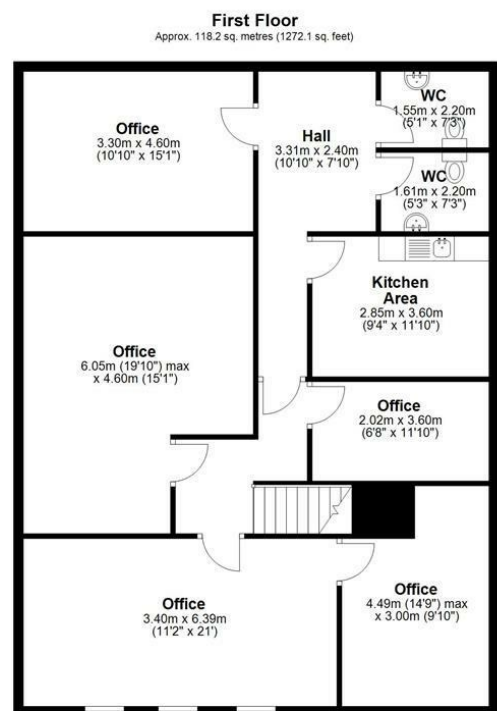
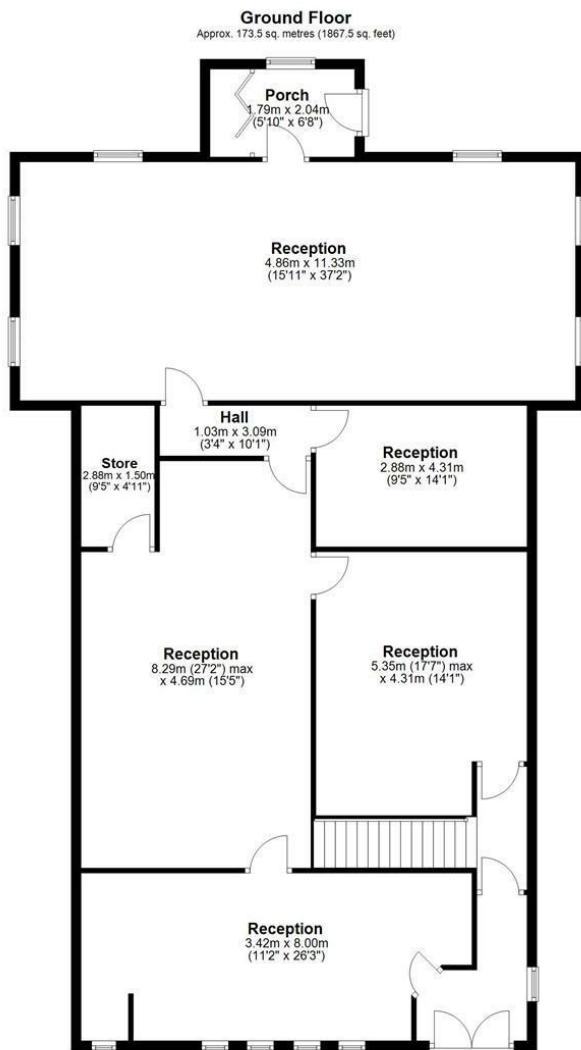
Initial plans were drawn up some years ago for conversion to six apartments (with a total net floor area of around 3140 Sq Ft) and initial discussions with the Planning Authority were positive. No planning application was ever submitted.

Now available for sale due to retirement of the vendors, this is a great opportunity for an enterprising and imaginative purchaser to create something special here in the heart of this bustling market town.



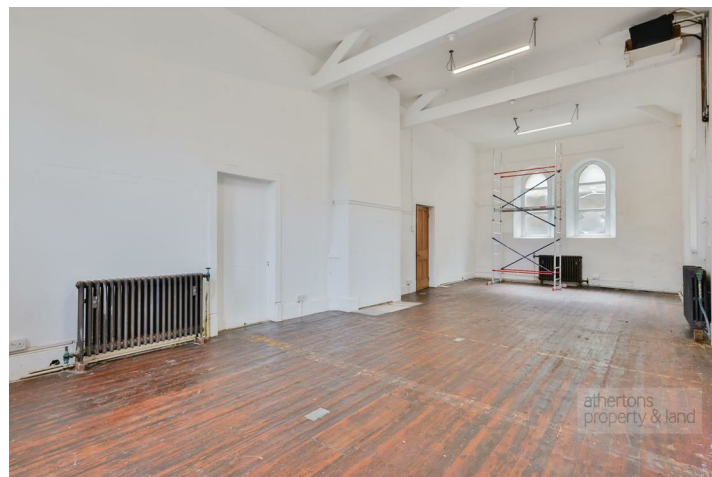
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Total area: approx. 291.7 sq. metres (3139.6 sq. feet)





All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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