



## Towngate, Leyland

**Offers Over £195,000**

**\*\*Mixed-use commercial unit being sold with tenants in situ\*\***

Ben Rose Estate Agents are pleased to present to market this fantastic investment opportunity in the heart of Leyland. This mixed-use commercial property comprises a ground-floor retail unit, currently operating as a hair salon, and a self-contained two-bedroom flat on the first floor. With tenants in situ for both the salon and the flat, this property presents an excellent buy-to-let investment. Situated in a highly convenient location, it benefits from easy access to Leyland town centre, a range of local amenities, and excellent transport links, including Leyland train station, major bus routes, and proximity to the M6 and M61 motorways, offering seamless connections to Preston, Chorley, and beyond.

Salon - 5 year contract (recently renewed) at £775pcm

Flat - AST contract (6 months remaining) at £625pcm

The ground floor of the property features a well-presented retail unit, currently configured as a fully operational hair salon. The main shop floor is bright and spacious, providing ample room for multiple styling stations. Towards the rear, there is a separate kitchen area with its own access, ideal for staff use, as well as a WC for added convenience.

Accessed via an external staircase, the first-floor flat offers a comfortable living space, perfect for rental income. The property comprises a lounge/kitchen/diner, creating a functional open-plan layout. There is a generously sized double bedroom, an additional single bedroom, and a shower room.

Externally, the property benefits from off-road parking to the front, with additional parking available on the side street. Its central location ensures high visibility for the commercial unit while maintaining a sense of privacy for the residential accommodation above. This is a prime opportunity for investors looking for a reliable rental return in a sought-after area of Leyland.





















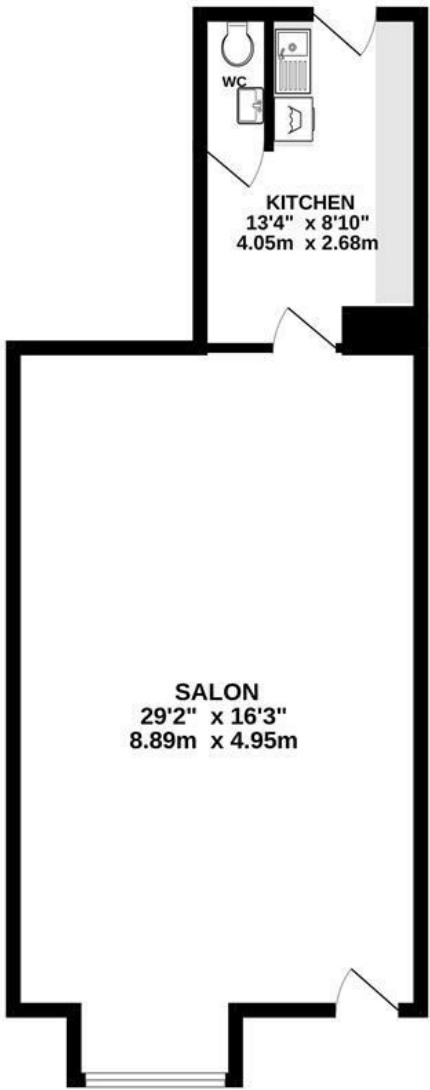




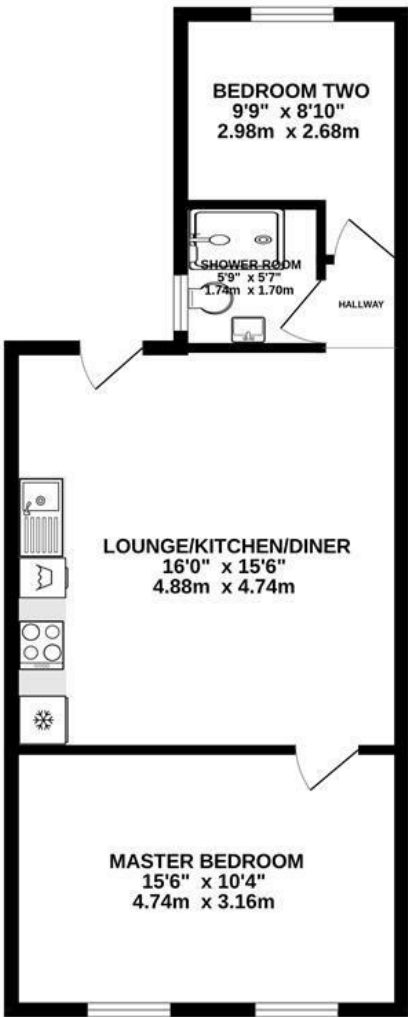


# BEN ROSE

GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.






1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 