

HOME  TRUTHS

 **BEN SNAPE**
HEALTH & FITNESS
Bensnapept@gmail.com

Bolton Street, Chorley

PR7 3AG


£135,000

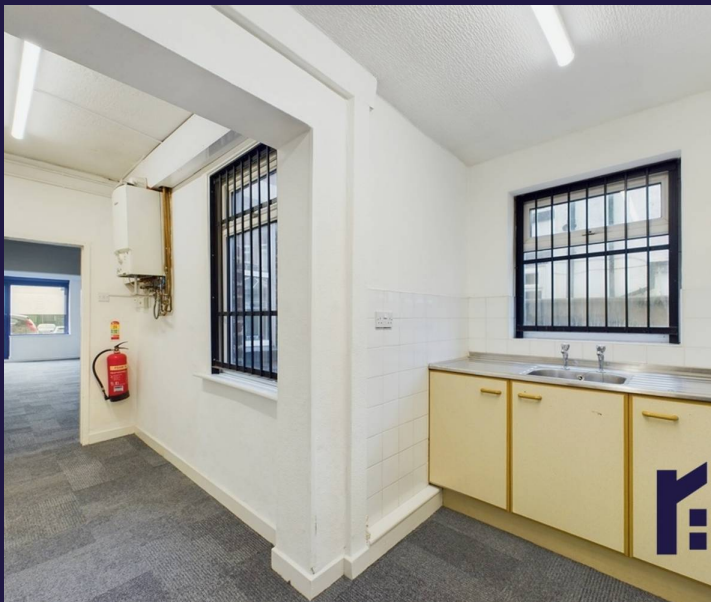


Excellent investment opportunity or the chance to launch your own business in the town centre, in smart commercial premises with accommodation above.

The ground floor has previously been enjoyed life as a fitness studio and offers 550 square feet of accommodation with kitchenette and cloakroom comprising wc and wash hand basin. There is access to outside space at the rear, and, for security, a roller shutter to the front.

The duplex apartment has a separate entrance, and the 650 square feet of accommodation comprises two bedrooms, reception room, kitchen with wall and base units, granite work surfaces, integrated refrigerator, freezer, dishwasher, gas hob and electric oven and grill. The bathroom is on the upper floor and comprises bath with shower attachment, wc and wash hand basin.

The property is being sold as one entity and if you think that it could be for you then do give us a call to arrange a viewing and make it yours. Business Rateable Value £3150 per annum (check with Chorley Borough Council for small business relief eligibility), EPC D, Leasehold £4 per annum, Apartment Council Tax Band A.



- Excellent business opportunity
- Retail premises and accommodation
- Town centre location
- 1200 square feet in total



HOME TRUTHS

Ecclestone Branch

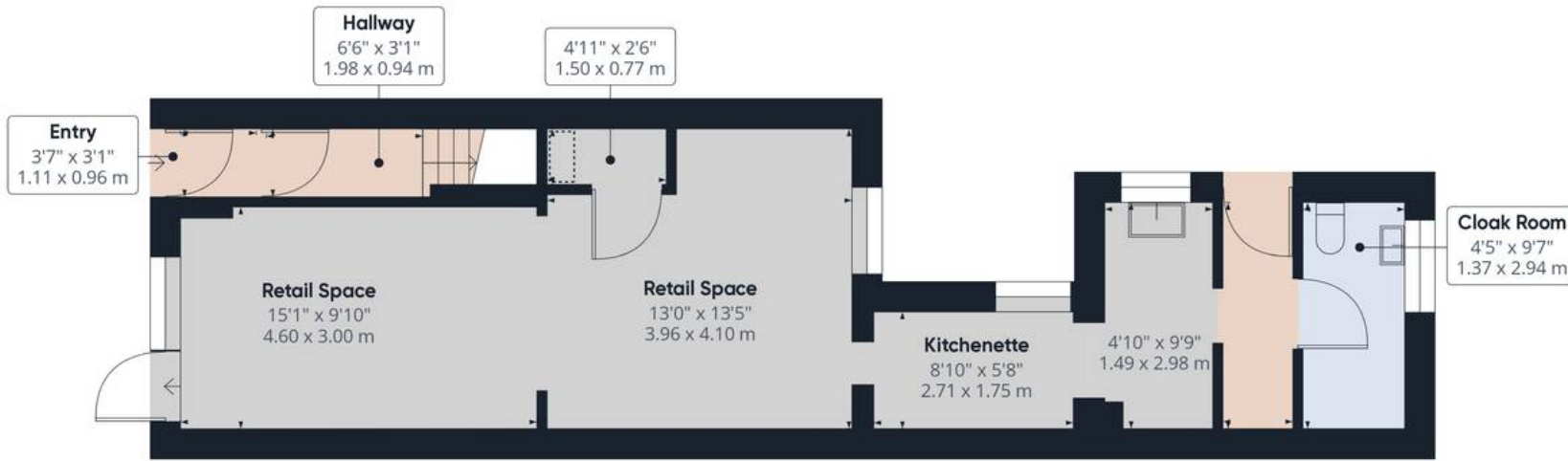
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

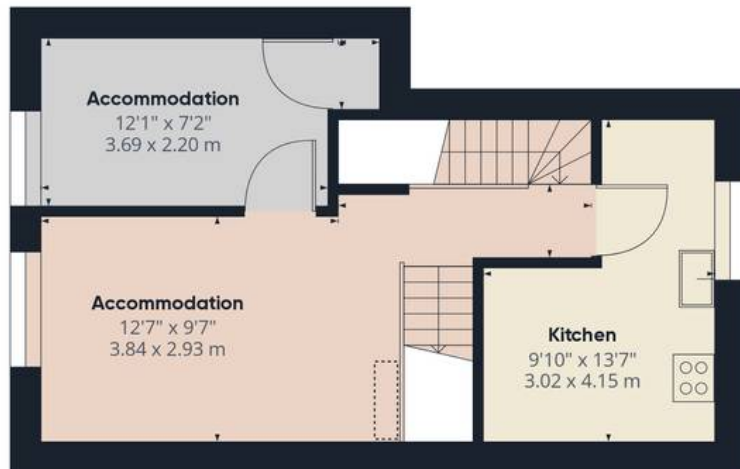
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

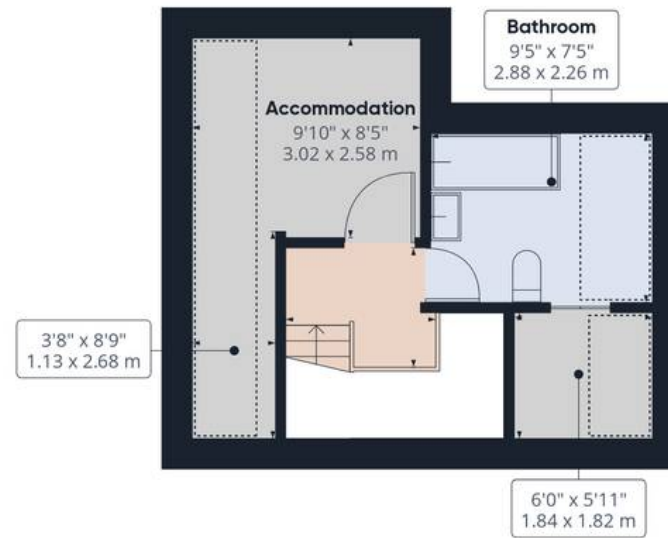




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1213.54 ft²

112.74 m²

Reduced headroom

85.54 ft²

7.95 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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