



Maria B Evans Estate Agents Limited

**Building to the rear of Number 59 'The Old Butchers' Town Road
Croston PR26 9RA**

Offers in the region of £249,950



- Commercial property in village central location
- Former butcher's buildings in historic period property
- Situated in a pretty conservation area setting
- Large workspace offering circa 139 m² of floor space
- Connected to mains services and offers three-phase electric
- Cobbled driveway giving access to parking for vehicles
- Excellent location for access to commuter routes

We are pleased to present to market this unique commercial property. These historic former butcher's premises, situated in the heart of the village, are formed by a collection of historic buildings with newer additions to front and rear and all tied together to create a large flexible workspace throughout. Tucked away from the road-side, the property offers vehicular access down a shared track and off-road parking for several vehicles, as well as potential garaging.

Entering the property from the rear into one of the two newer additions to the building complex, there is a good-sized work area or garage space, depending on your needs. This has a roller shutter door onto a shared driveway to one side and a personal door onto a private drive on the other. The room has a vaulted ceiling and the pitched roof adjoins the older section of the property.

Entering into the older buildings from the rear of the garage, past the WC facilities and the old commercial fridges, there are three main sections to the original property with wide openings between the three cavities linking the work space together.

These original buildings, dating back to the turn of the century, have been owned by the same family for some seventy years. To the front there is a further additional store room that has been added at a later date and re-roofed in the past few years. This room is accessed from the outside but could be combined with the main property if you wish. You have pedestrian access to this room, and the side of the building, across the neighbouring properties rear courtyard from the main access driveway.

The site is situated to the rear of residential buildings on Town Road and access to the buildings and parking areas is via a shared cobbled track between Nos. 59 and 61 Town Road. This offers good vehicular access to the rear of the property and the private off-road parking on the land adjacent to the buildings. There are two roller shutter garage doors to the rear of the building, giving clear access to the internal structure.

The property has running water, with a meter, WC facilities on site, power is supplied by three-phase electric and there is a mains gas feed to the premises, though this is currently capped off.

NB *The property is being sold as a commercial entity and will be subject to an overage for residential conversion of 10% of the current market value for 10 years if residential planning is approved and/or developed on the site.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is **Freehold (TBC)**

The Local Authority is Chorley Borough Council

The property is served by mains drains

The property is currently exempt from business rates

The EPC level is **G (TBC)**

The property is in a conservation area and, therefore, may be subject to planning restrictions. The property is not a listed building but is situated adjacent to a listed building.



Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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