

BEN ROSE



Market Street, Chorley

£199,995

****ATTENTION INVESTORS****

Ben Rose Estate Agents are pleased to present to the market this exceptional dual income investment opportunity - a fully tenanted, mixed-use property comprising a ground floor commercial unit and a two-bedroom self-contained flat above. Ideally positioned on a popular main street in Chorley Town Centre, the property offers strong, immediate rental returns with secure long-term tenants already in place, making it an attractive and low-maintenance addition to any investment portfolio.

The ground floor newsagents currently generates £950 per calendar month and comprises a spacious retail area with a separate store room. To the rear, there is a practical utility room with sink and a separate WC, offering convenience for day-to-day operation.

The self-contained two-bedroom apartment is accessed via an external staircase at the rear, leading to a private entrance on the first floor. The flat offers well-proportioned accommodation throughout, including a generously sized lounge, a modern kitchen/diner, two double bedrooms, and a contemporary three-piece shower room. The apartment currently generates £760 per calendar month.

Early viewing is highly recommended to avoid missing out on this attractive property offering excellent potential and future versatility.





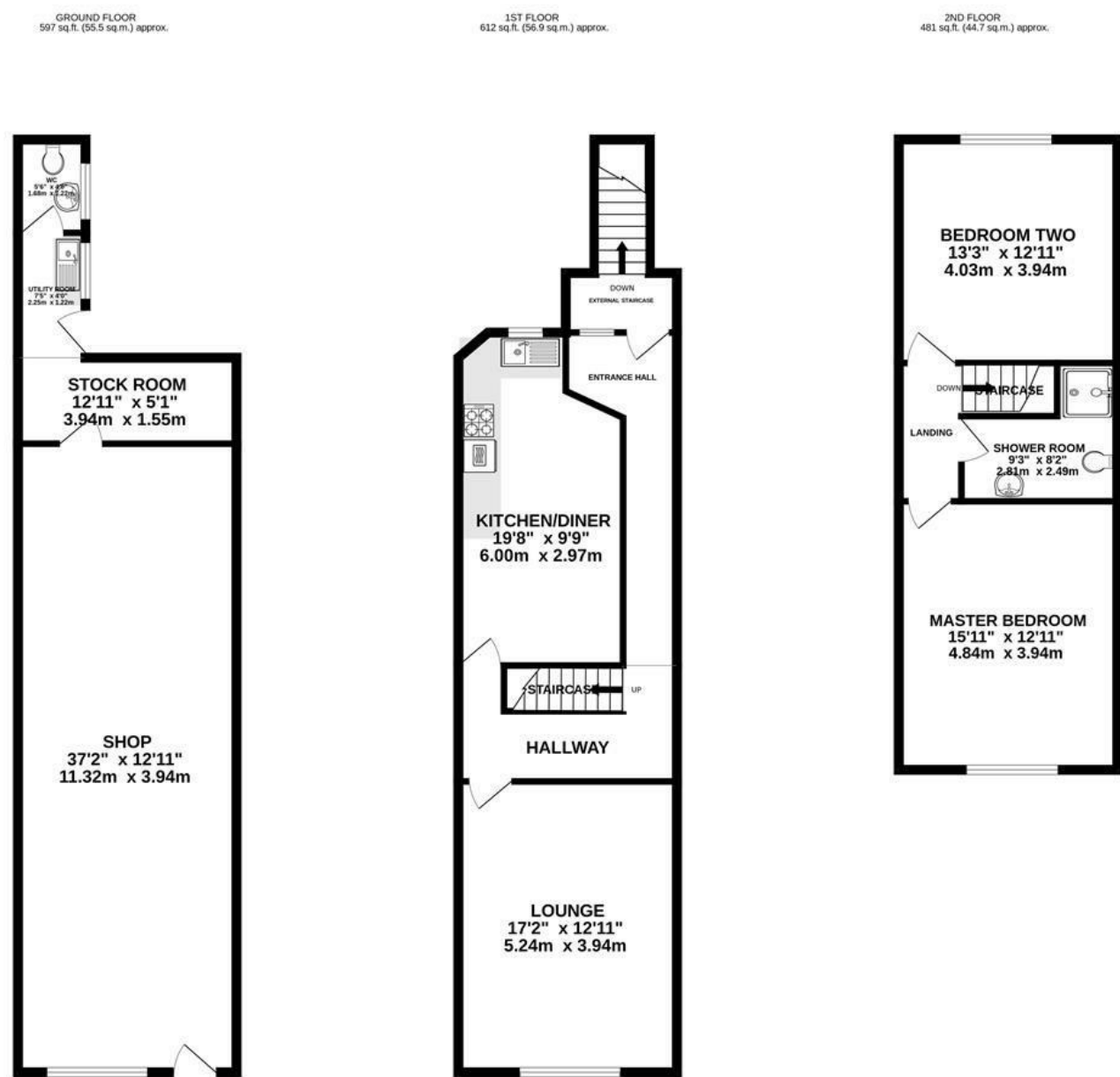








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TOTAL FLOOR AREA: 1690 sq.ft. (157.0 sq.m.) approx.

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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

