

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £499,950

271 - 273 - 273A Hesketh Lane, Tarleton, PR4 6RH



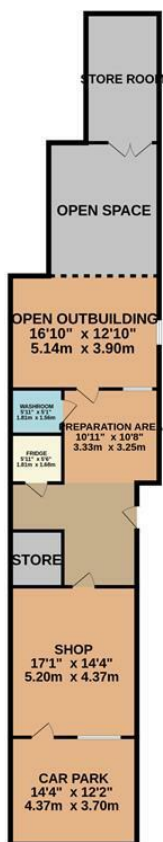
PROPERTY SUMMARY

A rare opportunity to acquire substantial freehold commercial and residential premises totalling 3272 sqft currently divided into a commercial unit and let(currently a butchers established for over 100 years), rear carpark with garage, one bedroom apartment with roof terrace (Currently let at £650 pcm) and a two bedroom semi detached house (potential £900 pcn) with a potential total income of £50,540 per annum.





GROUND FLOOR
1293 sq ft. (120.1 sq.m.) approx.



1ST FLOOR
593 sq ft. (55.1 sq.m.) approx.



2ND FLOOR
872 sq ft. (81.0 sq.m.) approx.



3RD FLOOR
514 sq ft. (47.9 sq.m.) approx.



COMMERCIAL PREMISES, TWO BEDROOM HOUSE, ONE BEDROOM FLAT AND SHOP

TOTAL FLOOR AREA: 3272 sq ft. (304.0 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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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
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OFFICE ADDRESS

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CONTACT

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