BEN ROSE




**Golden Hill Lane, Leyland** **Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this excellent investment opportunity comprising a retail shop with a self-contained first-floor flat, ideally positioned in the sought-after area of Leyland, Lancashire. Conveniently located close to Leyland town centre, the property is surrounded by a range of local shops, bars, restaurants, pubs and schools, providing a well-established setting for both residential and commercial use. Leyland benefits from a rail service providing direct connections towards Preston, Manchester and Liverpool, alongside excellent bus links to Leyland, Preston and Chorley. For motorists, the M6, M61 and M65 are all readily accessible, making Preston and the wider Lancashire area easily reached.

The ground floor comprises the retail element, with a prominent shop front room providing a practical commercial space. To the rear is a useful workshop, complemented by a separate store room offering additional storage. Continuing through the property is a kitchen and WC, with a rear exit providing convenient access and practicality for the business premises.

The first-floor flat is accessed via an exterior metal staircase to the rear of the shop, leading into a spacious lounge positioned to the front. A large double bedroom sits to the rear, while the accommodation is completed by a fitted kitchen and a shower room, creating a comfortable and self-contained residential space.

Externally, the shop benefits from a street-facing entrance with street parking available, while the flat has its own separate entrance to the rear. With the commercial premises currently achieving £625 per month and the flat £525 per month, this property offers an appealing opportunity for investors seeking an established mixed-use investment with two separate income streams in a well-connected location.



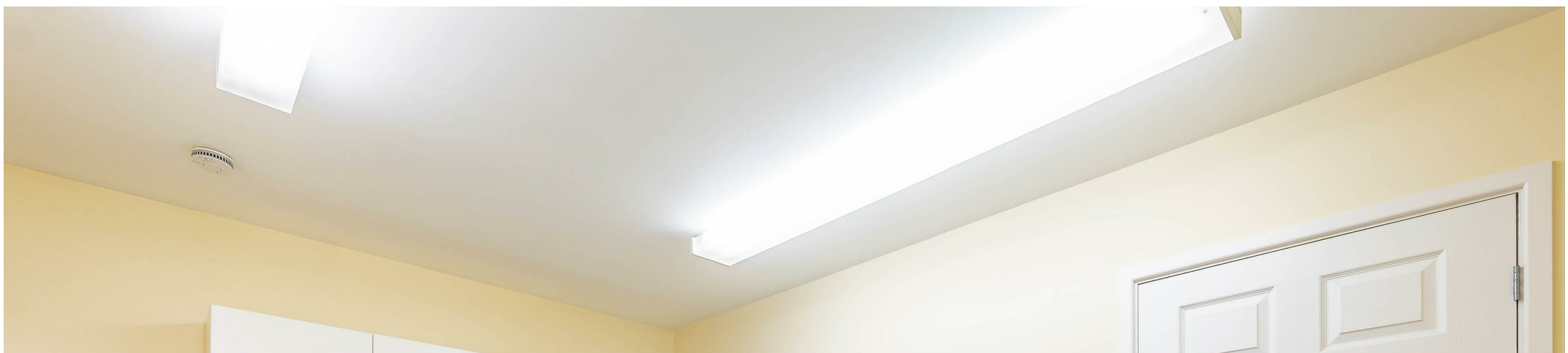




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CYCLOPENTANE











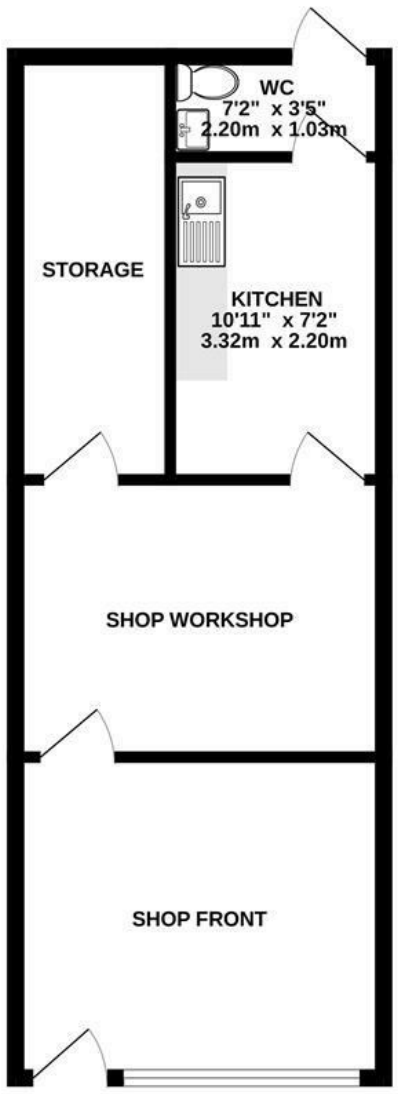



Temperature
High
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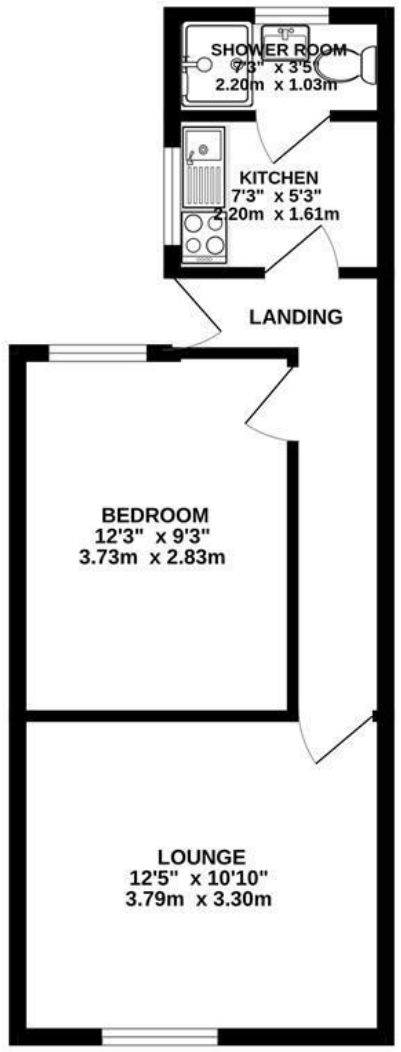


# BEN ROSE

GROUND FLOOR SHOP
428 sq.ft. (39.8 sq.m.) approx.



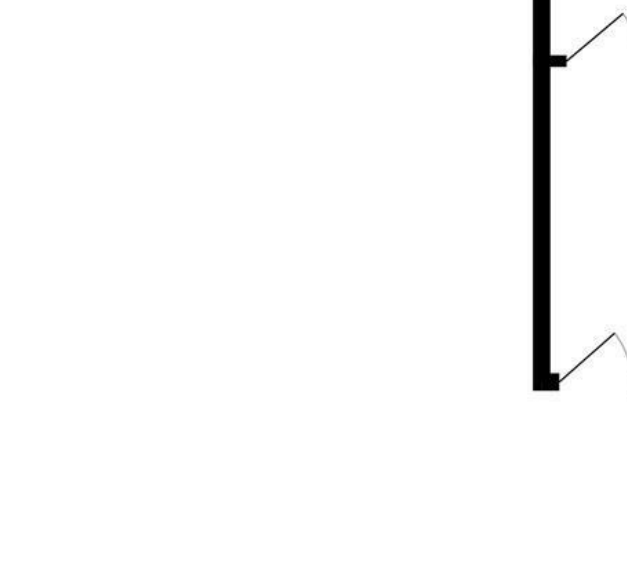

1ST FLOOR FLAT
368 sq.ft. (34.2 sq.m.) approx.

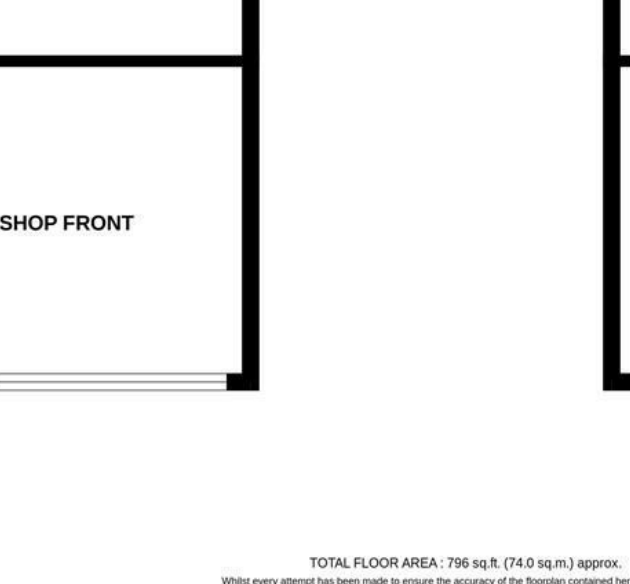



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

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.







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