

Wainwright & Edwards

FOR SALE

01772 814863

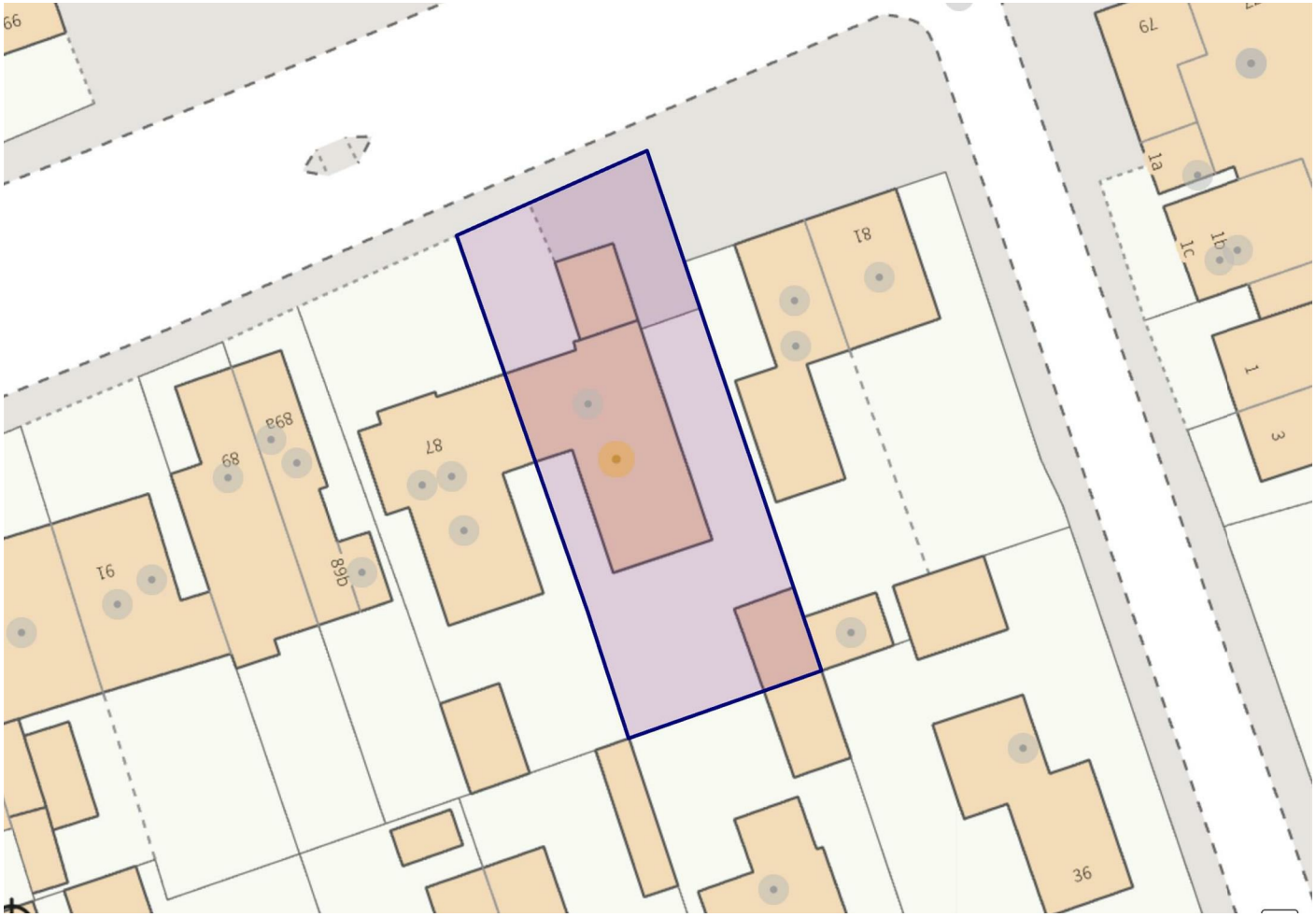
Offers In The Region Of £425,000

85 Liverpool Road, Penwortham, Preston, PR1 0QB

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PROPERTY SUMMARY

An excellent opportunity to purchase a mixed use premises comprises of a four bedroom HMO and separate commercial premises fronting onto the popular high street of Liverpool Road in Penwortham. Combined the properties currently generate a combined income of £24k pa.

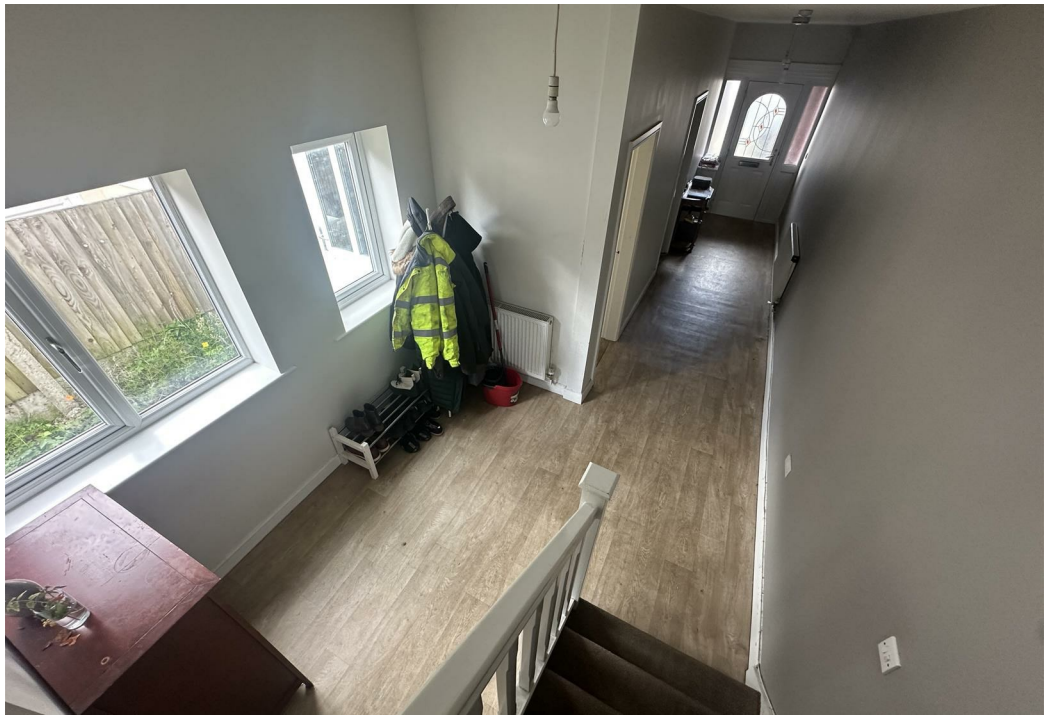






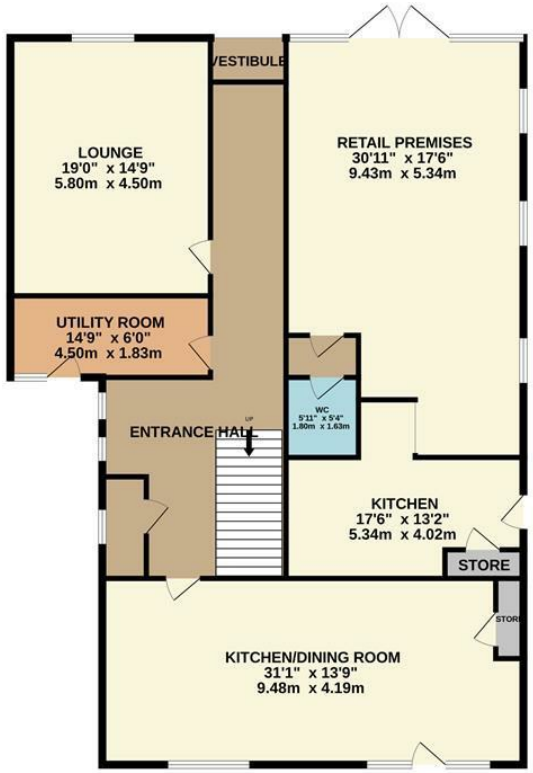

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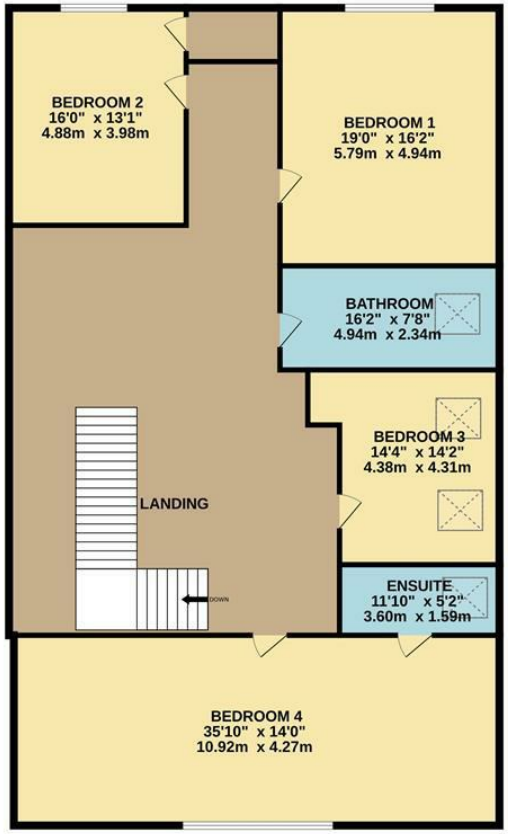




GROUND FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



1ST FLOOR
2175 sq.ft. (202.1 sq.m.) approx.



RETAIL AND RESIDENTIAL FOUR BED PREMISES

TOTAL FLOOR AREA : 4011 sq.ft. (372.6 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

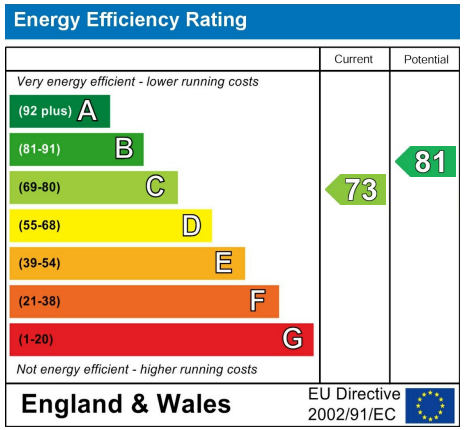
South Ribble

TENURE

Freehold

COUNCIL TAX BAND

C



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 & Edwards

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