

# BEN ROSE



**Market Street, Chorley**

**Offers Over £169,995**

**\*\*ATTENTION INVESTORS\*\***

Ben Rose Estate Agents are pleased to present to the market a fantastic development opportunity for investors: a mixed-use property comprising a ground-floor commercial unit and two self-contained flats above, set across three floors. The property requires full renovation but offers excellent potential for those looking to add value and secure future income. It is ideally positioned on a popular main street in Chorley Town Centre, within walking distance of local shops and amenities, and benefits from superb travel links via Chorley train station as well as easy access to the M6 and M61 motorways. This is a highly versatile space in a prime location.

The ground floor was previously operated as a popular Off Licence and features a spacious retail area with a separate utility area at the rear. Large front-facing windows overlook the main street and are fitted with automatic shutters. Stairs lead from the retail area down to the basement, which houses the electric and gas meters and provides additional practical storage.

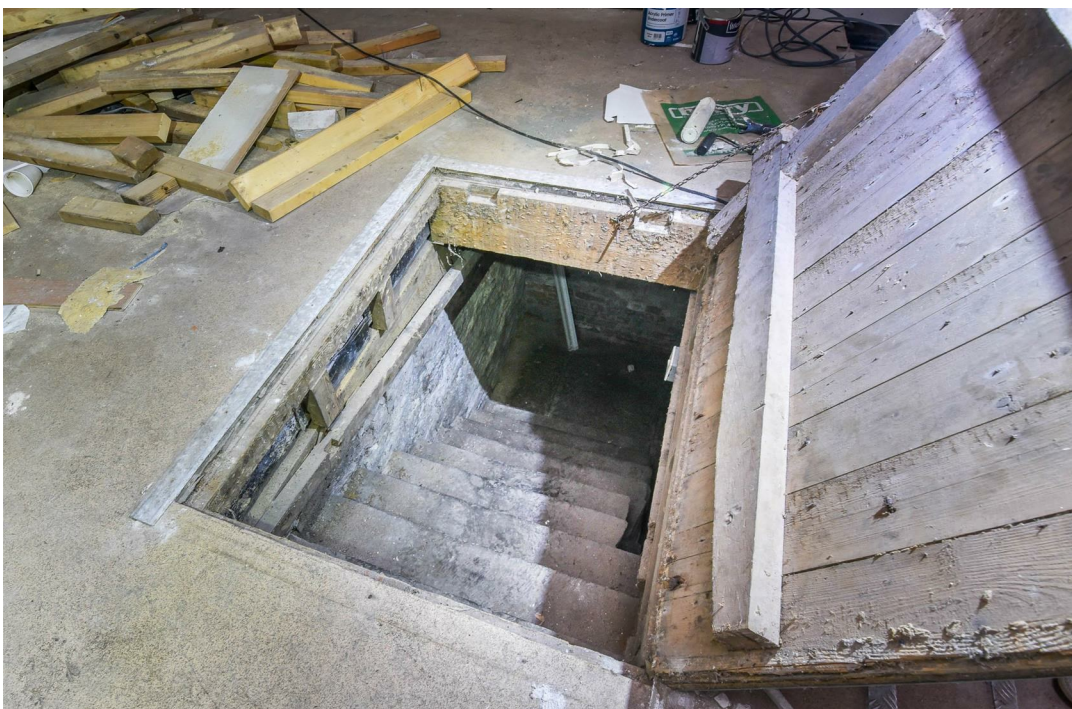
The two self-contained apartments are accessed via an external staircase at the rear, leading to a private entrance on the first floor. The first-floor flat offers well-proportioned accommodation throughout, including a generously sized lounge, fitted kitchen, double bedroom, and three-piece bathroom. The second-floor apartment also boasts a spacious lounge, double bedroom, and three-piece family bathroom, completed by a good-sized kitchen/diner.

Early viewing is highly recommended to avoid missing out on this exceptional development opportunity.

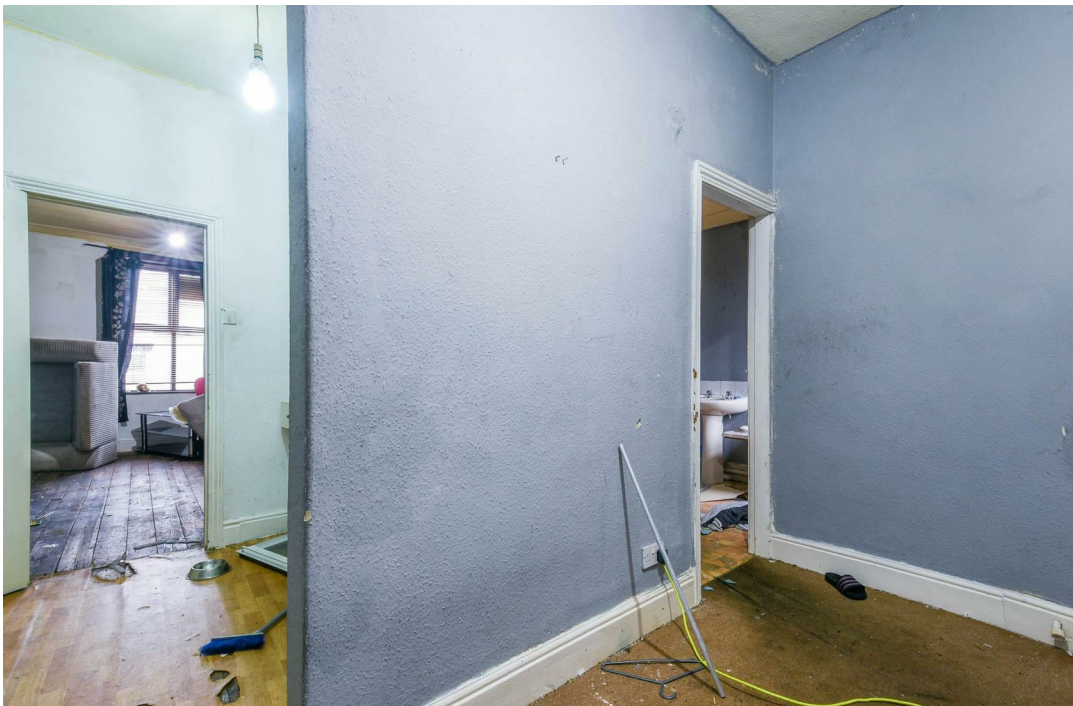












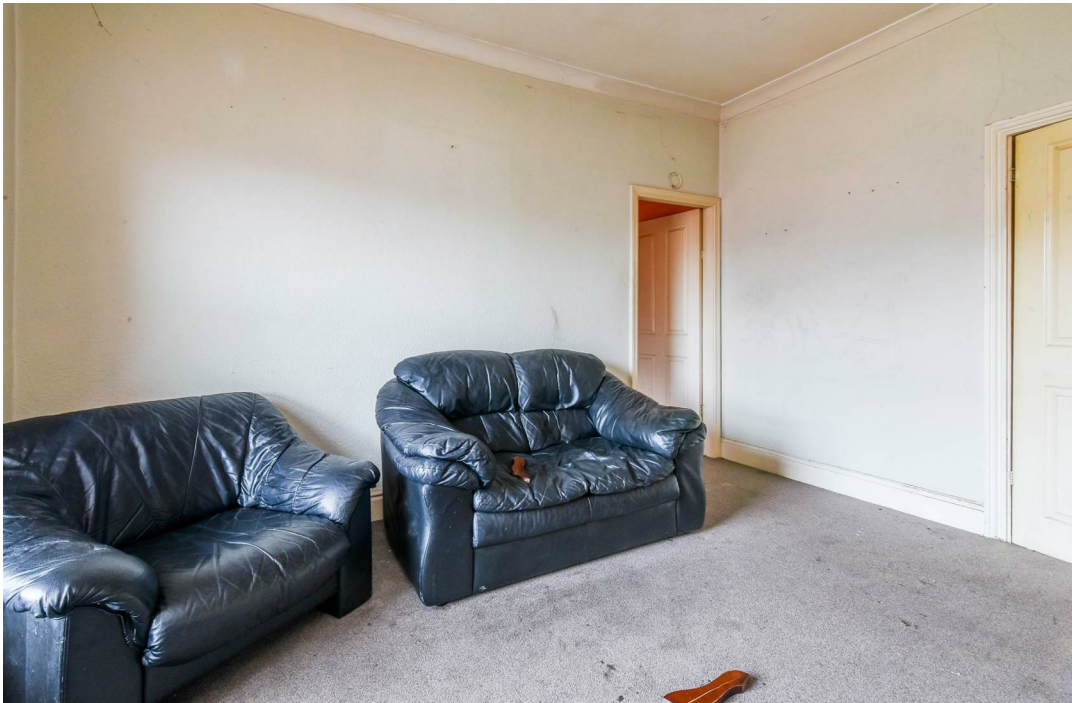








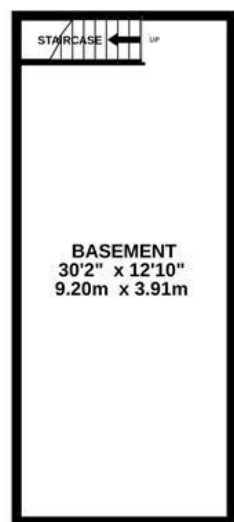




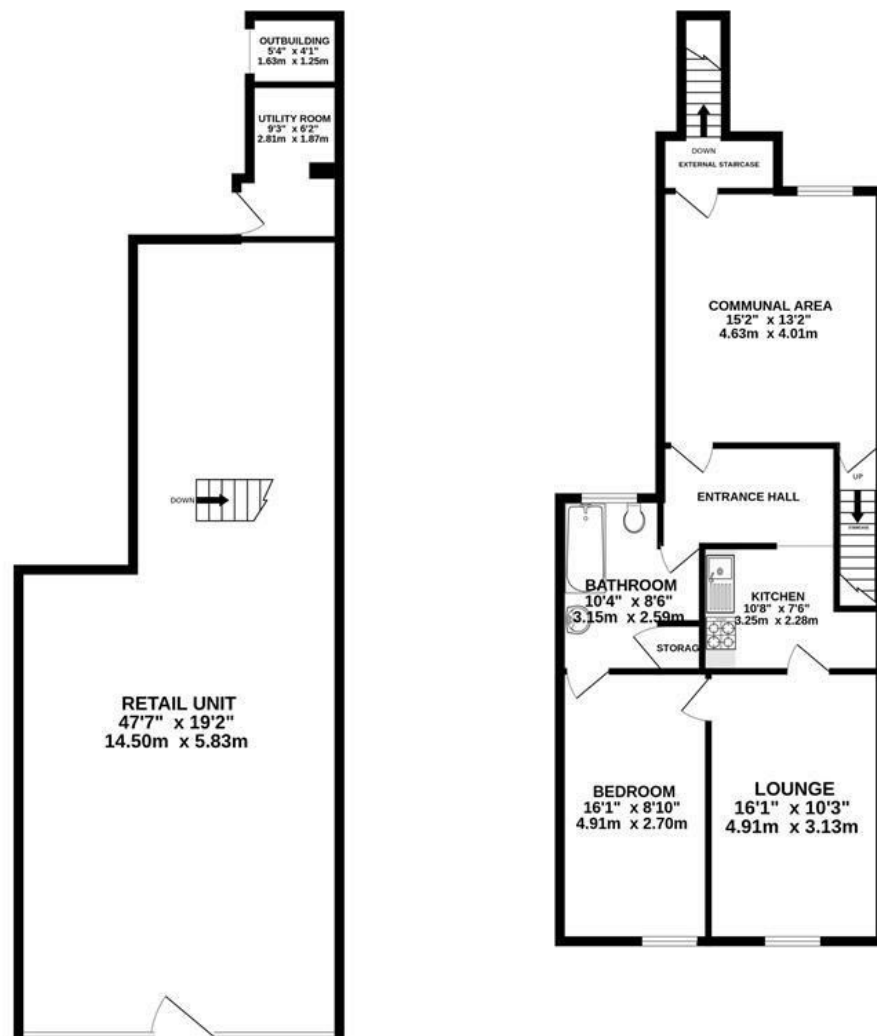


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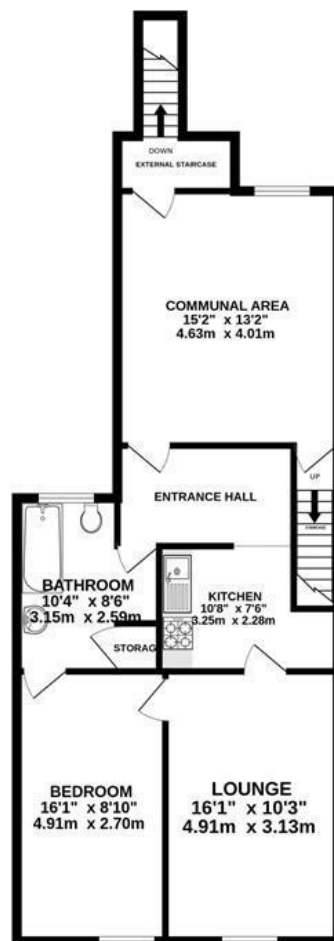
BASEMENT  
387 sq.ft. (36.0 sq.m.) approx.



GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



2ND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 2618 sq.ft. (243.3 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		
England & Wales	EU Directive 2002/91/EC	

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

