

# FOR SALE

Lamb & Swift  
Commercial Property

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MIXED USE INVESTMENT PROPERTY

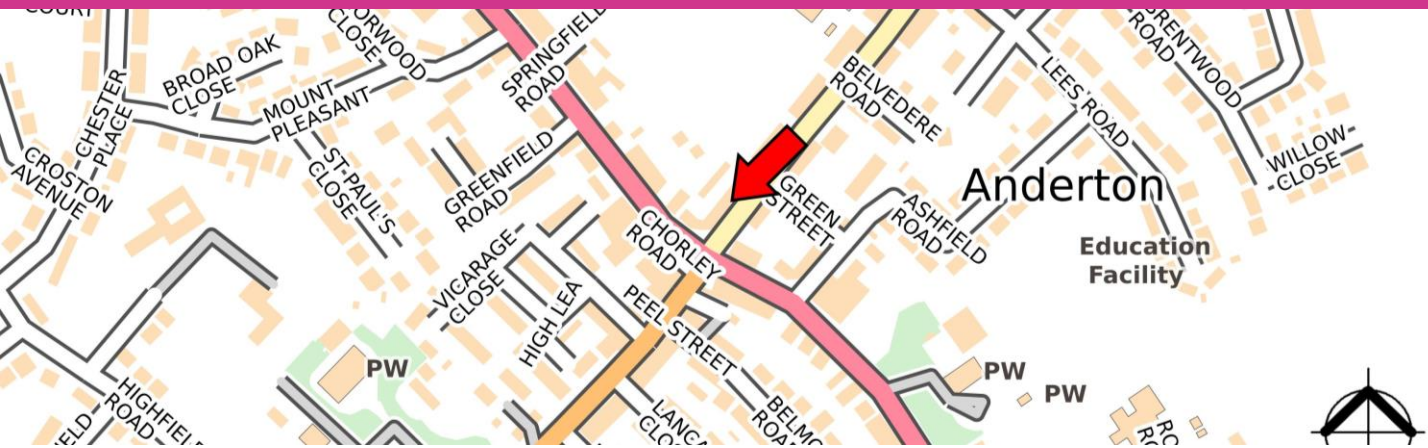
115.36 SQ M (1,241 SQ FT)



**10 BABYLON LANE  
ADLINGTON  
CHORLEY  
PR6 9NN**

**OFFERS IN THE  
REGION OF  
£225,000**

- Mixed use investment currently producing £16,320 pa
- Premises arranged across ground floor, first floor and basement
- Presented to a high standard throughout
- Close to many local amenities including supermarkets, shops, restaurants and bars
- Central village location
- Offers in the region of £225,000



### LOCATION

The property is located on Babylon Lane which in turn is accessed via Bolton/Chorley Road, one of the main roads running through Adlington.

Babylon Lane connects to major roads such as the A6, which runs north-south through Adlington, linking to Chorley and Bolton. The M61 motorway is also a 5-minute drive away, providing quick access to the regional motorway network, including routes to Manchester (southbound) and Preston (northbound). Adlington railway station is located within walking distance, just half a mile away, which provides direct connections to major cities such as Manchester, Preston, and Blackpool.

### DESCRIPTION

The subject property is a mid terrace of stone construction set beneath a pitched slate roof covering. The ground floor is currently tenanted and utilised as a café, with a small seating area in the yard to the rear, as well as WC.

To the first floor are three well presented offices/treatment rooms with shared kitchen and WC facilities. The first floor is accessed via a staircase which in turn is accessed externally through a separate entrance.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground floor retail	46.90	505
Basement	29.77	320
Office 1	14.97	161
Office 2	10.22	110
Office 3	13.50	145

### FOR SALE

Offers in the region of £225,000.

### OCCUPATIONAL TENANCIES

#### Ground floor retail unit

£650pcm. Recently signed a 5 year lease.

#### Office 1

£275pcm. Currently on a rolling tenancy

#### Office 2

£225pcm. Currently on a rolling tenancy.

#### Office 3

£210pcm. Currently on a rolling tenancy.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the below rateable values:

Ground floor: £5,600

Office 1 : £830

Office 2 : £570

Office 3: £520

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

Qualifying businesses will be eligible for small business rates relief.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

Contact: Kieran Sutton

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