### FOR SALE

MIXED USE INVESTMENT PROPERTY 115.36 SQ M (1,241 SQ FT)

# Lamb & Swift

01204 522 275 | Iambandswift.com



10 BABYLON LANE ADLINGTON CHORLEY PR6 9NN

- Mixed use investment currently producing £16,320 pa
- Premises arranged across ground floor, first floor and basement
- Presented to a high standard throughout

OFFERS IN THE REGION OF **£225,000** 

- Close to many local amenities including supermarkets, shops, restaurants and bars
- Central village location
- Offers in the region of £225,000

### Lamb 🕹 Swift **Commercial Property**

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#### 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 northsouth 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.

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## Lamb & Swift

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

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#### ortant Notice

Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not tely on them as statements or representations or wards of them.c] to perspective of them, c] to perspective of them, c] to perspective of them, c] to perspective of them c] to perspective of them c] to perspective of them, c] to perspective of them c] to perspective of the c] to perspective o