

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

MIXED USE INVESTMENT PROPERTY

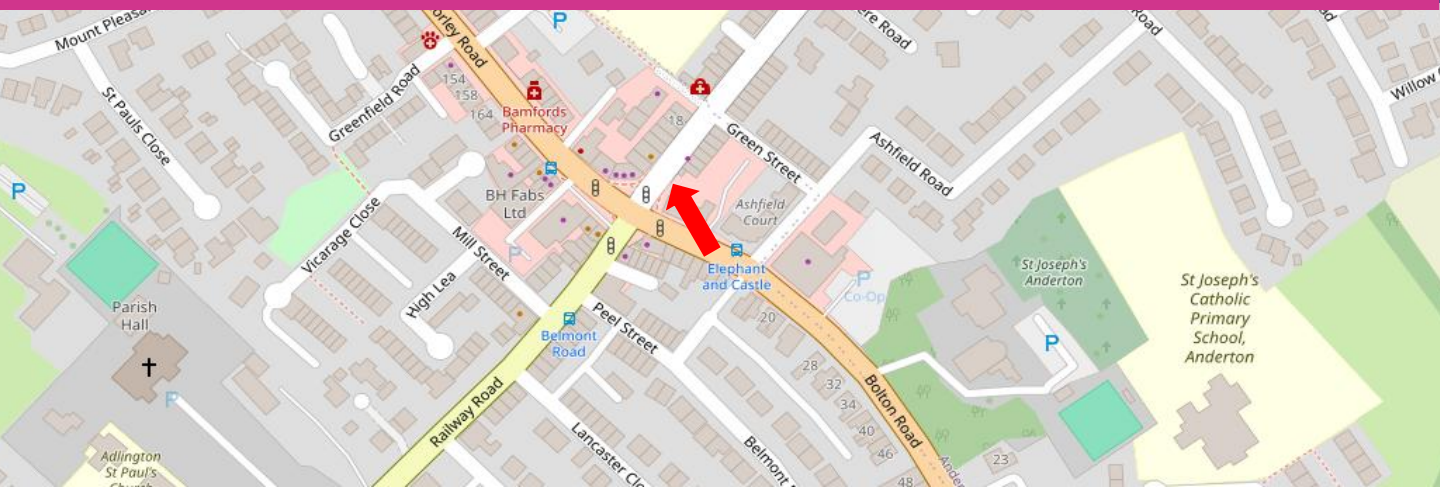
115.36 SQ M (1,241 SQ FT)



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

**OFFERS IN EXCESS
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 2025/2026 Financial Year is 55.5 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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ

