



Blackpool Road, Preston

This is a substantial commercial unit for sale to be sold with no onward chain and vacant possession. Currently used as a barbers shop, the property has a large open aspect shop front and with further storage and living accommodation to the ground and first floor.

Located on a busy main road only minutes from the Lancashire motorway network, this could be an ideal opportunity to purchase a commercial unit and take your business to the next level.

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|------------------------------|------------------------|-------------------------------|
| ■ Commerical Unit | ■ Large Shop Frontage | ■ Three Bedrooms |
| ■ Further Storage Facilities | ■ Kitchen/WC | ■ Excellent Location |
| ■ Minutes From Motorway | ■ Close To City Centre | ■ Chain Free/Vacan Possession |

Asking price £149,950

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Main Shop

18'5" x 18'10" (5.63 x 5.76)

Laminate flooring. Worktops and built in power to left side aspect. Doors to kitchen and storage areas.

Kitchen Area

6'6" x 5'9" (1.99 x 1.77)

Storage Area

14'7" x 8'0" (4.46 x 2.44)

Storage Area

18'1" x 8'11" (5.52 x 2.74)

Bedroom One

15'7" x 10'8" (4.76 x 3.26)

Bedroom Two

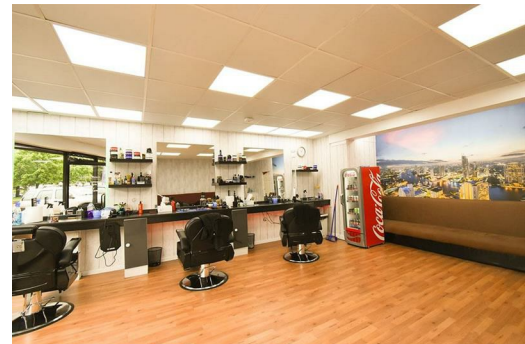
14'7" x 7'8" (4.47 x 2.34)

Bedroom Three

12'10" x 8'0" (3.93 x 2.46)

Bathroom

7'1" x 5'6" (2.17 x 1.69)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	37	
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