

# GUILDHALL

SALES & LETTINGS



## Blackpool Road Commercial Blackpool Road

Ashton-On-Ribble, Preston, PR2 2DX

£215,000



**\*\*COMMERCIAL PREMESIS WITH TWO BEDROOMED FLAT ABOVE, IDEAL OPPORTUNITY FOR INVESTORS\*\***

Nestled on the bustling Blackpool Road in Ashton-On-Ribble, Preston, this commercial property presents an exceptional opportunity for businesses seeking a prime location. The area is well-known for its vibrant atmosphere and high foot traffic, making it an ideal spot for retail or service-oriented enterprises. The property boasts a spacious layout, allowing for versatile use to accommodate various business needs. With ample natural light flooding through the windows, the interior creates an inviting environment for both staff and customers alike. The design is functional, providing a blank canvas for you to tailor the space to your specific requirements.

Above the shop is a delightful flat, which offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. With two well-proportioned bedrooms, this property would be a great opportunity for investors.



## Shop Premises

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## First Floor

## Bedroom One

## Bedroom Two

## Lounge

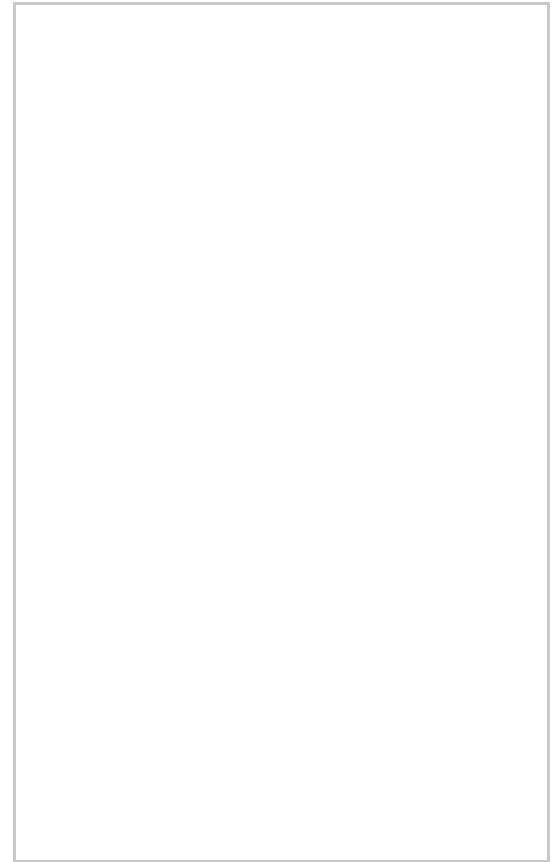
## Kitchen

## Bathroom

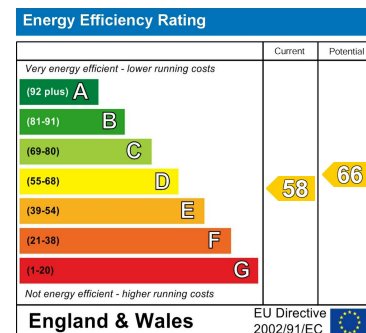
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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