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Watkin Lane  
Lostock Hall

- Commercial Property with 1 Bedroom Self Contained Flat
- Fully Refurbished Modern Flat
- Established Retail Location
- Retail Shop Premises with 2 Treatment Rooms

**For Sale £159,950**  
EPC Rating 'D'



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## Property Description

Situated on a prominent roadside position on Watkin Lane is this commercial property with one bedroom self-contained flat. The flat has been fully renovated to a high standard and offers, a separate entrance, modern kitchen with integrated appliances, living room, double bedroom with ensuite shower room and a separate WC for guest.

The ground floor premises comprises of approximately 1127.98ft offering a shop front with 2 treatment rooms, separate WC and kitchen area. This had been rented out by the same tenant for the past 5 years.

Viewing is highly recommended internally to appreciate the potential on offer.

### SHOP UNIT

21' 8" x 15' 4" (6.6m x 4.67m) \* Door and windows to front \* Wood effect laminate flooring \* Ceiling lights \* Plumbing for hand basins \* Wall and base units \*



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#### TREATMENT ROOM

5' 5" x 14' 5" (1.65m x 4.39m) \* Wood effect laminate flooring \* Ceiling light \* Wall units \*

#### TREATMENT ROOM

10' 8" x 10' 0" (3.25m x 3.05m) \* Wood effect laminate flooring \* Ceiling light \* Shelving \* Meter cupboard \*

#### KITCHEN

4' 1" x 5' 10" (1.24m x 1.78m) \* Hot water cylinder \* Sink and drainer \* Base units \* Wood effect laminate flooring \* Ceiling light \*

#### WC

\* Wood effect laminate flooring \* Ceiling light \* WC \* Pedestal sink \*



#### ENTRANCE

\* Separate entrance \* Stairs to front door \*

#### KITCHEN DINER

\* UPVC door \* Carpet mat \* Vinyl flooring \* Ceiling light \* Range of wall and base units \* Integrated electric oven \* Integrated gas hob \* Space and plumbing for washing machine \* Extractor \* Integrated fridge freezer \* Radiator \* Stairs to

#### HALLWAY

\* Carpet flooring \* Ceiling light \* Radiator \* Loft Access \*



#### LIVING ROOM

11' 8" x 15' 9" (3.56m x 4.8m) \* UPVC double glazed windows \* Carpet flooring \* Ceiling light \* Radiator \* Built in cupboard housing meters \*

#### BEDROOM

9' 11" x 11' 10" (3.02m x 3.61m) \* UPVC double glazed windows \* Carpet flooring \* Ceiling light \* Radiator \*

#### ENSUITE SHOWER ROOM

5' 5" x 6' 9" (1.65m x 2.06m) \* Tiled flooring \* Heated towel radiator \* Shower cubicle \* WC \* Wash hand basin vanity unit \* Ceiling light \*



#### SEPARATE WC

\* Tiled flooring \* Ceiling light \* WC \* Wash hand basin vanity unit \*

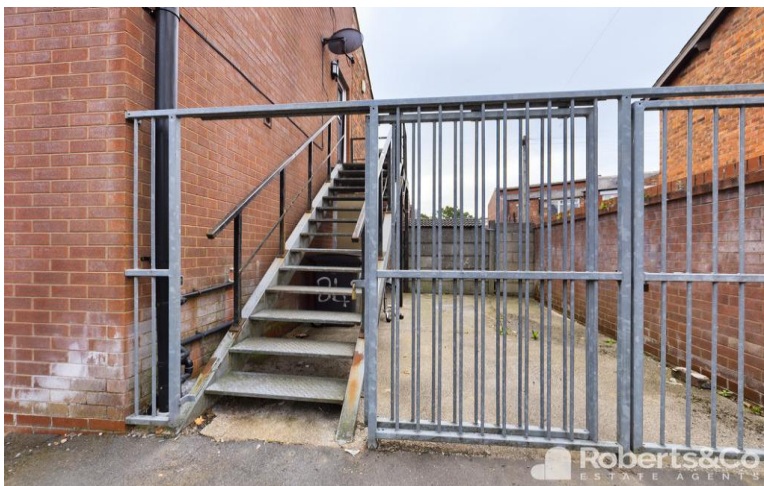
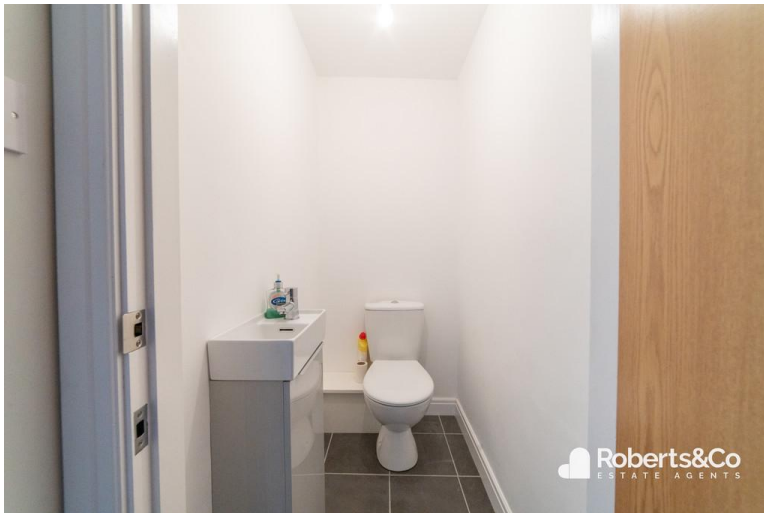
#### OUTSIDE

\* Street parking \* Area for bins \*



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday



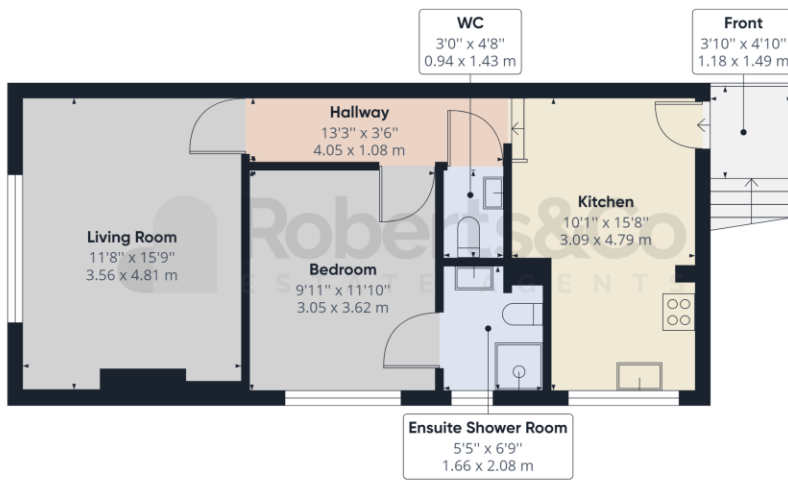
to Friday and 9am-4pm Saturday.



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1127.98 ft<sup>2</sup>  
104.79 m<sup>2</sup>



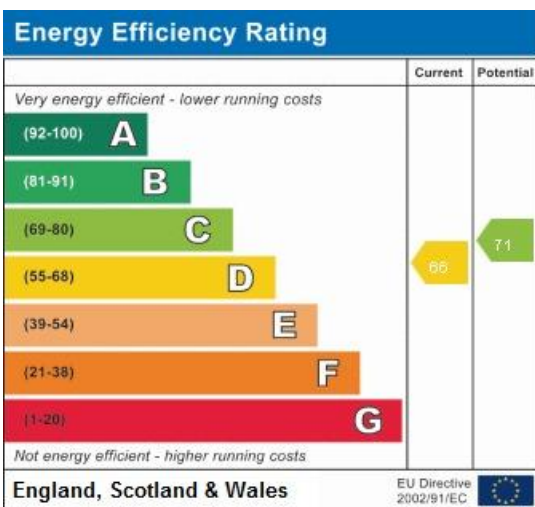
Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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50 Watkin Lane  
 Lostock Hall  
 Preston  
 Lancashire  
 PR5 5RD

www.roberts-estates.co.uk  
 lostockhall@roberts-  
 estates.co.uk  
 01772 977 100

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