



# Roebuck Street *COMMERCIAL*

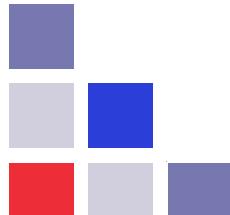
Ashton-On-Ribble, Preston PR2 2BQ

Hazelwells are pleased to offer for sale this mixed use commercial and residential property situated in a popular area of Ashton-on-Ribble providing easy access to local amenities, with good road networks for Preston City Centre and motorway links. The property briefly comprises a ground floor workshop garage of approximately 83 sqm (900 sqft) and a first floor 1 bed flat. The property would make an ideal investment or for an occupier looking to operate their own business. Viewings are recommended.

Council Tax Band A.

Tenure: We have been advised the property is Freehold.

£150,000



**Hazelwells**  
sales & lettings

## Ground Floor

### Entrance Hall

Internal door access to the ground floor commercial unit. Stairs leading to the first floor flat.

### Workshop Unit

49' 2" x 18' 3" (14.98m x 5.56m)  
Roller shutter door to the front, power with 3 phase electric, wc.

### First Floor Flat

#### Landing

#### Lounge

10' 0" x 10' 0" (3.06m x 3.06m)  
Double glazed window to the front.

#### Kitchen

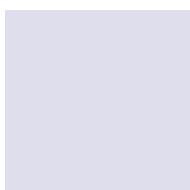
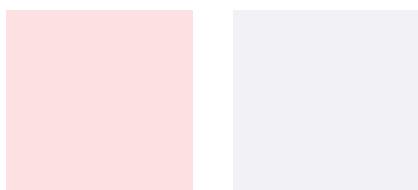
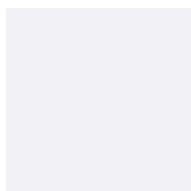
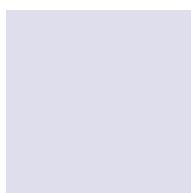
13' 9" x 9' 10" (4.20m x 2.99m)  
Fitted kitchen with wall and base units, breakfast bar and space for cooker and white goods. Double glazed window to the rear.

#### Bedroom

12' 8" x 7' 5" (3.87m x 2.26m)  
Double glazed window to the front.

#### Shower Room

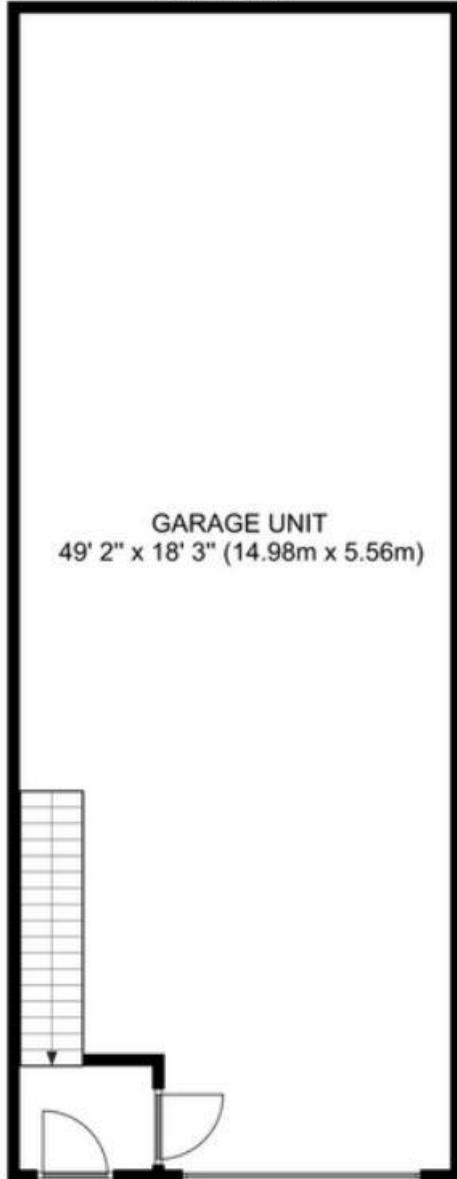
7' 8" x 7' 5" (2.33m x 2.27m)  
Three piece suite comprising wc, wash hand basin inset vanity unit and walk in shower.  
Double glazed window to the rear.





If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS :** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR



FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY

FIRST FLOOR

