



# Roebuck Street

**COMMERCIAL**

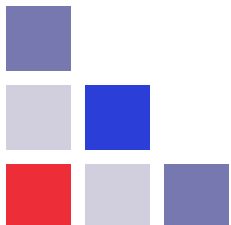
Ashton-On-Ribble, Preston PR2 2BQ

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.

£160,000



**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

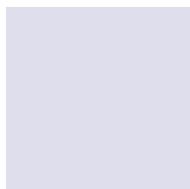
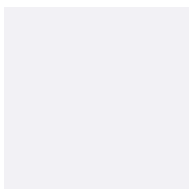
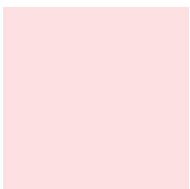
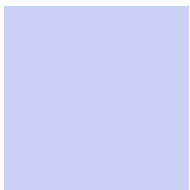
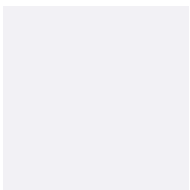
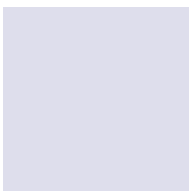
12' 8" x 7' 5" (3.87m x 2.26m)

Double glazed window to the front.

#### Shower Room

7' 8" x 7' 5" (2.33m x 2.27m)

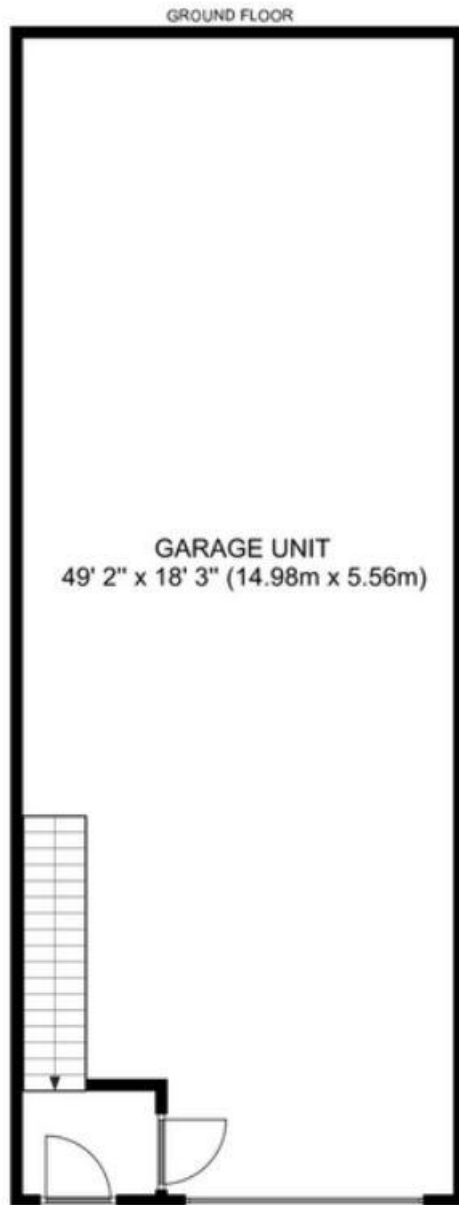
Three piece suite comprising wc, wash hand basin inset vanity unit and walk in shower. Double glazed window to the rear.







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