



14 Liverpool Road, Penwortham, PR1 0AD

Offers over £1,000,000

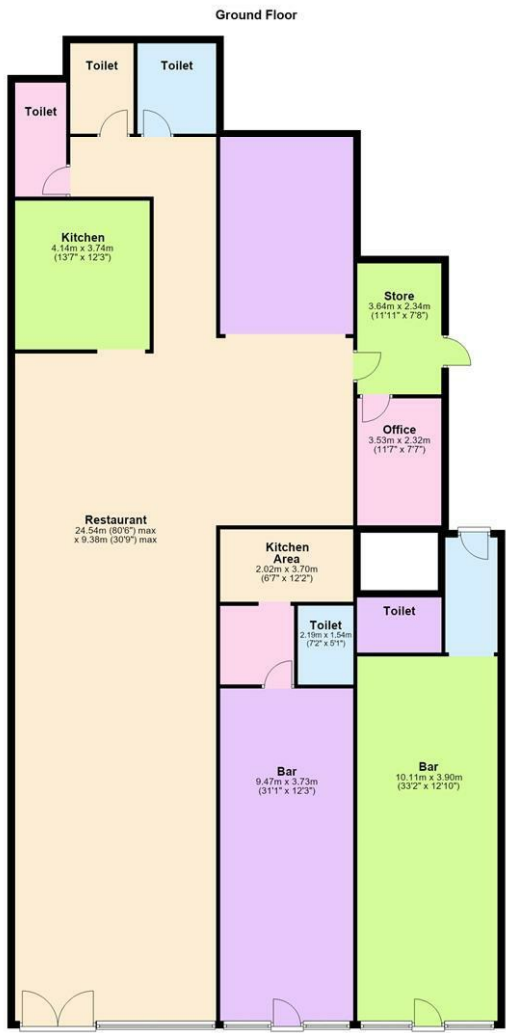
Bradley Taylor Properties are delighted to present a truly exceptional, rare investment portfolio prominently positioned along the prime stretch of Liverpool Road in Penwortham. This landmark package encompasses three established ground-floor retail units, a substantial first-floor two bedroom flat and the entire freehold title, spanning an impressive combined footprint of nearly 4,300 sq ft. Retail premises of this caliber rarely reach the open market in this booming district, making this complete freehold investment package an unmissable acquisition.

Penwortham has cemented itself as one of the region's premier destinations, evolving into a vibrant social hub renowned for its bustling cafe culture, independent boutiques, upscale bars, and thriving restaurants. This continuous surge in popularity has created sustained, insatiable tenant demand for prime retail and residential premises along the main thoroughfare. Properties of this stature along Liverpool Road are tightly held and exceptionally scarce, making this multi-income asset an outstanding opportunity for seasoned investors, developers, or commercial funds looking for immediate revenue coupled with future upside.

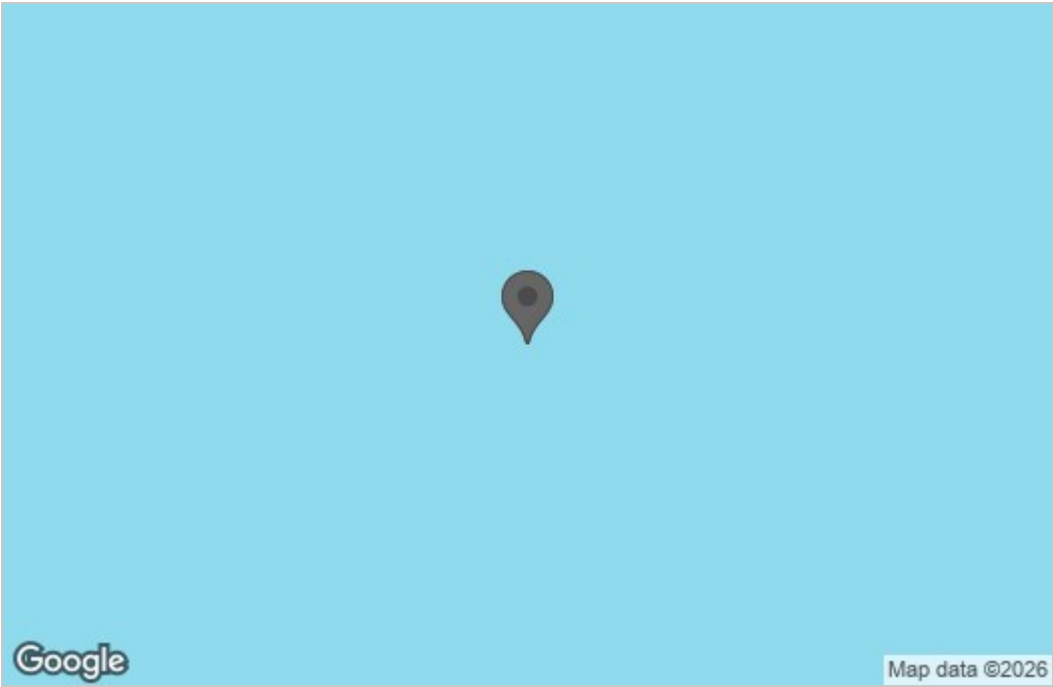
The ground-floor retail element covers just under 3,400 sq ft across three well-appointed, individual shopfronts, each commanding substantial footfall, high vehicular visibility, and prime street-level presence. All three units are currently let to reliable, long-term tenants, providing immediate, steady rental income from day one. Each retail premises has been maintained to a high standard, underpinning the resilient commercial strength of the location.

Above the retail units sits a generous two-bedroom flat extending to just under 900 sq ft, offered with immediate vacant possession. Notably, the flat benefits from approved planning permission for conversion into three independent commercial offices, offering tremendous flexibility to either let as a high-yielding residential apartment or convert into prime executive workspace to capitalize on local professional demand. Combining fully let retail income, tangible value-add development potential, and full freehold ownership, this portfolio represents one of Penwortham's most significant commercial offerings in recent years

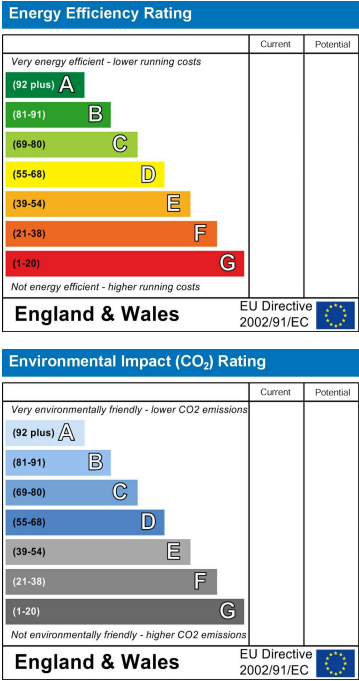
Floor Plan



Area Map



Energy Efficiency Graph



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