



## School Lane, Bamber Bridge, Preston

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to the market this excellent corner terrace commercial property, ideally located in the heart of Bamber Bridge, Lancashire. Offered for sale with tenants in situ, this superb mixed-use premises represents an outstanding opportunity for investors seeking a property with an established income stream and strong future potential.

Currently occupied by a successful barber shop on the ground floor, the property also benefits from a self-contained one-bedroom flat above, both of which are tenanted. Perfectly positioned within walking distance of Bamber Bridge town centre, the property enjoys close proximity to a fantastic range of local shops, bars, restaurants, pubs, and schools, making it a prime location for business visibility and everyday convenience. The area further benefits from excellent transport links, including Bamber Bridge train station with direct services to Preston and Blackburn, as well as easy access to the M6, M61, and M65 motorways, providing superb connectivity to Preston, Chorley, and Blackburn.

The ground floor comprises a spacious open-plan commercial unit measuring approximately 7.25m x 4.25m, offering a bright and welcoming environment with dual-aspect windows providing excellent natural light and street frontage—ideal for attracting passing trade. To the rear, there is a useful storage room and a WC, ensuring practicality for daily business operations. The space is adaptable for a wide range of uses, whether continuing as a barber shop or being converted for alternative retail or office use.

The first floor features a well-presented one-bedroom flat, providing comfortable accommodation with a reliable rental income. The layout includes a spacious lounge, a double bedroom, and a modern three-piece bathroom, all neutrally decorated and well-maintained—ideal for ongoing tenant occupation or future owner use.

Externally, the property enjoys a prominent corner position offering excellent visibility to passing traffic. Street parking is available nearby, with additional parking options in the surrounding area.

In summary, this property represents an attractive investment opportunity in a sought-after and well-connected location, offering both a steady commercial return and residential flexibility within the thriving community of Bamber Bridge.









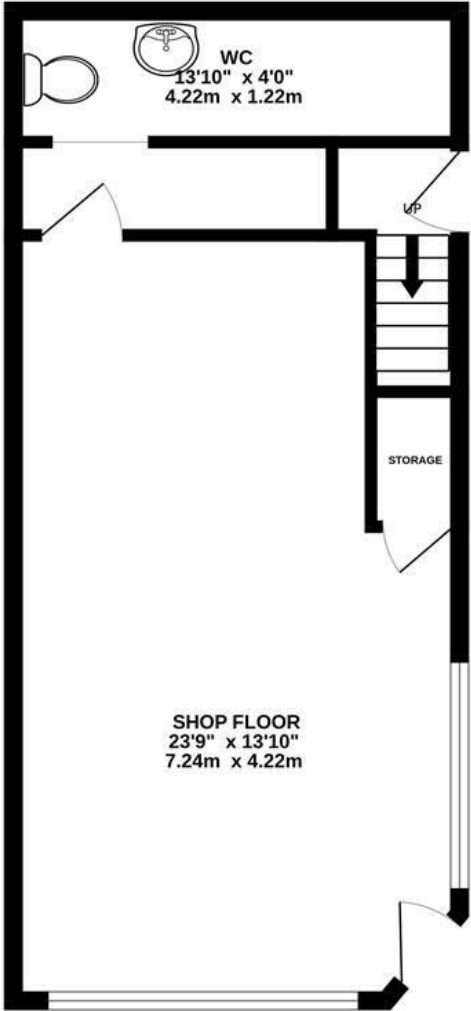




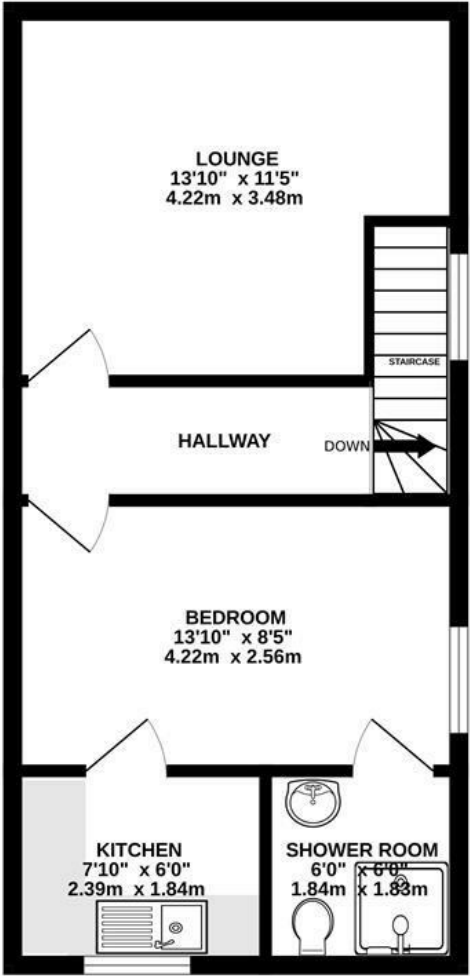


# BEN ROSE

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.




TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	67
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 