



## 10 Hope Terrace

Lostock Hall, Preston, PR5 5RU

**£170,000**



An exciting opportunity to purchase a spacious shop with tenanted flat above. Situated in a row of established retail premises in the centre of Lostock Hall, this property comprises a shop floor with versatile space including a WC and external access to the rear. Access to the first floor can be found to the rear of the building, independently from the shop itself. The current setup offers exceptional potential for an enthusiastic new owner to establish a thriving business. EPC for shop rating B. EPC for flat rating E







## GROUND FLOOR

### Shop

37'10" x 15'6" (11.557m x 4.728m)

uPVC double glazed window and composite door to front. Strip lighting. Wood double glazed window and door to rear. Security shutter to rear.

### Back Room

11'0" x 6'7" (3.378m x 2.017m)

Swing doors. Strip lighting. Door to WC.

### WC

6'1" x 3'3" (1.874m x 0.992m)

WC. Hand basin. Storage cupboard. Shelving.

## FIRST FLOOR FLAT

uPVC double glazed entrance door to rear of shop.

### Lounge

17'1" x 14'1" (5.209m x 4.310m)

Stairs into lounge. Two uPVC double glazed windows to rear. Gas fire. Velux double glazed skylight. Loft hatch. Shelving. Opening to inner hallway.

### Inner Hallway

Loft access. Doors to the kitchen, bathroom and bedroom. Storage cupboard.

### Kitchen

10'9" x 5'4" (3.277m x 1.647m)

Fitted with wall and base units with complementary worktop. Free standing oven, four plate hob, stainless steel sink and drainer, plumbing for a washing machine. Strip lighting. Wooden window to lounge

### Bathroom

7'6" x 5'7" (2.288m x 1.722m)

Bath with overhead shower. Pedestal hand basin. WC. Boiler. Mirror.

### Bedroom

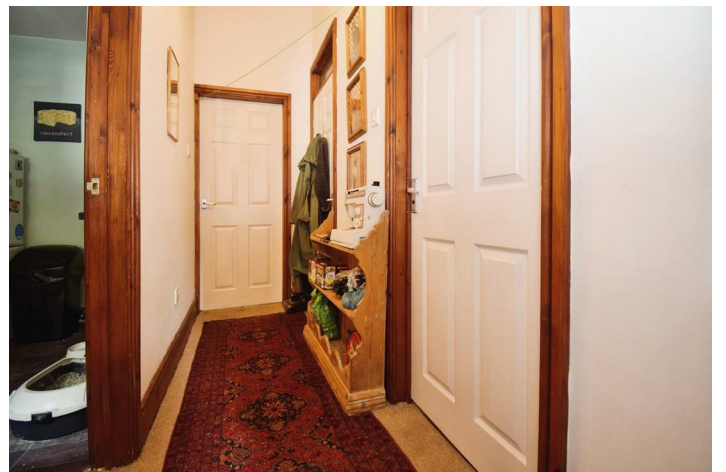
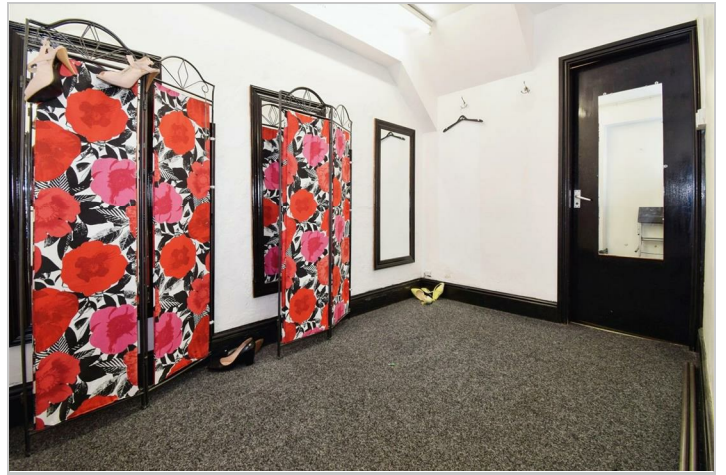
15'3" x 11'3" (4.663m x 3.433m)

Two uPVC double glazed window to front. Electric radiator. Shelving. Meter cupboard.

### Disclaimer:

All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems (e.g. electrics, plumbing, heating) haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. If the property is leasehold, buyers should carefully review the lease terms, including length, rent, deposit, and any specific conditions. All discussions with Holdens Estate Agents are subject to contract.







Road Map



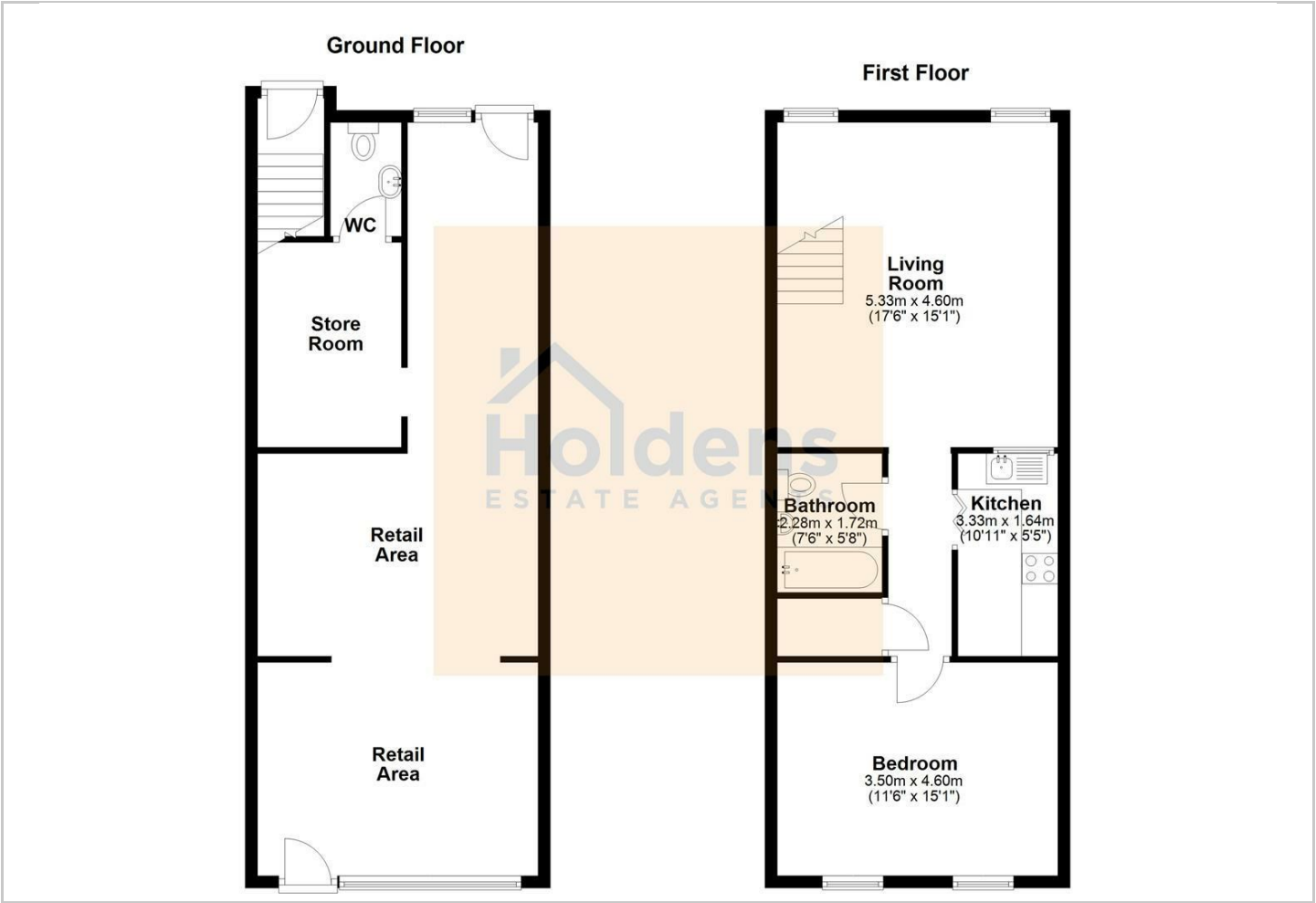
Hybrid Map



Terrain Map



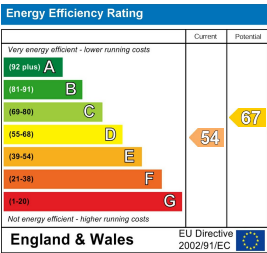
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.