

For Sale
OIRO £275,000



Mixed-Use Freehold Investment Opportunity

1,287 SQ FT (119.56 SQ M)

📍 121-123 RAILWAY ROAD, ADLINGTON, CHORLEY, PR6 9QX

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- 2 x retail shops and 1 x self-contained 1 bed apartment
- Producing approximately £19,519.80 per annum exclusive (Full ERV £20,520 per annum)
- Recently refurbished, including new roof and shop fronts
- Let to long-standing Tenants (1 x shop Tenant recently vacated)
- Popular and established village location
- Apartment rent paid by Chorley Council (topped up by Tenant)
- Walking distance of Adlington Train Station
- Close to many local amenities
- Nearby occupiers include Tesco Express, The Co-op Food and Greenhalghs The Bakers
- Offers in the Region of £275,000



LOCATION

The property is located in the heart of Adlington, a popular and affluent village in the Borough of Chorley, in Lancashire, situated approximately 4.5km south-west of Chorley Town Centre and 3km north-west of Horwich Town Centre.

Situated prominently fronting Railway Road (B6227), close to its junction with Bolton Road/Chorley Road (A673). Nearby occupiers include Tesco Express, The Co-op Food, Greenhalghs The Bakers and a number of independent businesses, including opticians, takeaways, mortgage advisors, estate agents, dental practice and veterinary surgery.

Adlington Train Station is a short walking distance from the property.

DESCRIPTION

The property comprises two self-contained, ground floor retail shops, each with their own window displays, plus a self-contained 1 bedroom apartment, accessed to the rear of the property, via a steel external staircase.

The property is effectively two individual buildings, each constructed beneath pitched and slated roof coverings. In recent years, the property has benefitted from significant refurbishment, to include new shop fronts and re-roofing.

The shops are well presented and have been fitted out by the individual occupiers. The apartment layout comprises of 1 bedroom, bathroom and kitchen/diner.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

The property benefits from individual meters/supplies for each separately let element.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
121 Railway Road (Vacant)	51.19	551
123 Railway Road (Barberella)	30.38	327
123a Railway Road (Apartment)	38.00	409
Total	119.56	1,287

See Floor Plans below.

SALE PRICE

Offers in the Region of £275,000 (reflects effectively £137,500 per cottage).

VAT

VAT is not applicable.

LEGAL COSTS

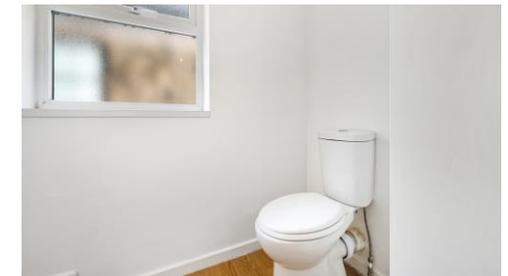
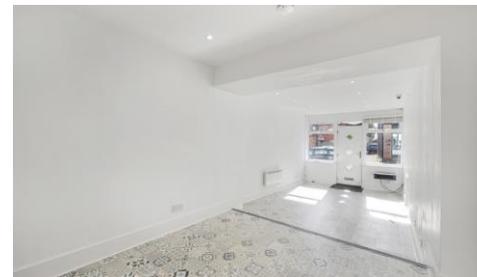
Each party are to be responsible for their own legal costs involved in the transaction.

TITLE/TENURE

We understand the property to be held Freehold, under two separate titles (Title Numbers: LAN19325 and LA548483).

EPC

Energy Performance Certificates (EPC's) have been commissioned and full copies of the Reports will be available for review, in due course.



OCCUPATIONAL LEASES

Property	Rent/ERV (PA)	Size (Sq Ft)	Lease Comments
121 Railway Road (Vacant)	ERV £7,200	409	Presently Vacant
123 Railway Road	£6,720	327	3 year lease from 12 th July 2024
123a Railway Road	£4,999.80	TBC	Rent paid by Local Authority - excludes £20.00 "top-up" paid by Tenant each month. Estimated Rental Value - £500 pcm/£6,000 p.a.
Land at Rear of 121 Railway Road	£600	N/A	Licence to Occupy/Installation of metal staircase
TOTAL	£19,519.80*		*Assumes fully let inc. vacant shop *£20,520 p.a., assuming all parts let at ERV.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property is subject to two Rateable Value Assessments (payable by the occupiers), with, as follows: -

121 Railway Road - £4,550
123 Railway Road - £5,400

The 2024/2025 Business Rates Multiplier is 56.4 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

COUNCIL TAX

We understand that the 1 bed apartment (123a Railway Road) is assessed as a "Band A" property and as such, has an annual Council Tax charge for the 2024/2025 financial year of £1,469.46 (payable by the Tenant).

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



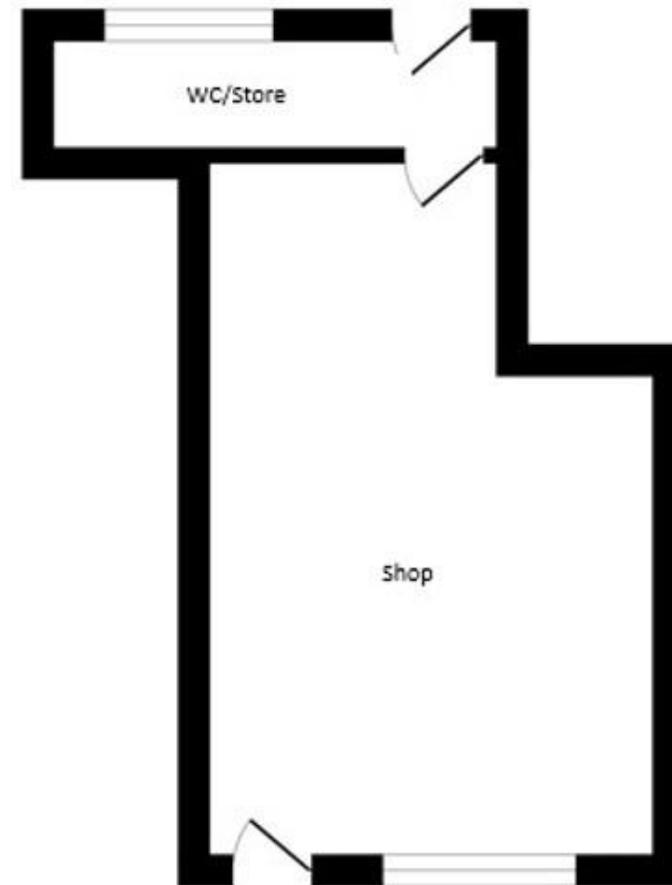
TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

FLOOR PLANS

121 Railway Road



123 Railway Road



123a Railway Road

