

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**PARKSIDE HOUSE
190 – 192 WIGAN ROAD
EUXTON
CHORLEY
PR7 6JW**



Price: £350,000

- Tastefully presented office premises mostly of substantial stone construction.
- Spacious accommodation providing 198 sq m (2,130 sq ft) GIA.
- Prominent main road and easily identifiable position.
- Convenient for M6, M61 & M65 motorway intersections.
- Private parking facilities.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The premises provide spacious office accommodation, which have been the subject of stylish improvements to incorporate a number of attractive and tasteful features.

It is ideally located for occupation by a professional/commercial organisation (Class E) requiring readily identifiable and easily accessible position with the benefit of private parking facilities.

Location: From the centre of Chorley proceed down St Thomas's Road, which becomes Southport Road and continue along entering the village of Euxton. Turn right at the Junction roundabout onto Wigan Road and the premises are then on the left at the traffic light controlled junction at the brow of the hill and near to Papa Luigis Restaurant.

Accommodation: Ground Floor

(all sizes are approx) **Rear Entrance Hall** with Baxi combi-boiler.

Separate Male and Female Cubicles

General Office 6.3m x 9m (20'10 x 29'6).

Kitchen/Staffroom with timber fronted units having contoured worktops with stainless steel sink unit and matching wall cupboards, central heating radiator

Boardroom 6.3m x 3.2m (20'8 x 10'7).

Office/Store 6.3m x 3.2m (20'8 x 10'6) with entrance door from car park

First Floor

Front Reception Hall with staircase leading up to landing

Landing with toilets off, having separate male and female cubicles.

Office 1 6.6m x 6.3m (21'7 x 20'6).

Kitchen/Staffroom 2.7m x 2.7m (9' x 9') with timber fronted base unit with contour worktop and inset stainless steel sink unit, matching wall cupboards.

Office Room 2 6.1m x 4.2m (20'2 x 13'8).

Office Room 3 5.8m x 4.9m (19' x 16').

Outside: Car parking for 8/9 vehicles. Rear courtyard area and pathway leading to south facing garden area with decking and surrounded by screen fencing and established shrubs.

Price: £350,000 (Three Hundred and Fifty Thousand Pounds).

VAT: Maybe payable at the appropriate rate.

Assessment: According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value for part ground floor being £2,200 and part first floor at £2,435.

Energy Rating: The property has an Energy Rating within Band C valid until 07.06.2028.

Services: Mains gas, electricity and water supplies are laid on with drainage to main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



General Office – Ground Floor



Boardroom – Ground Floor



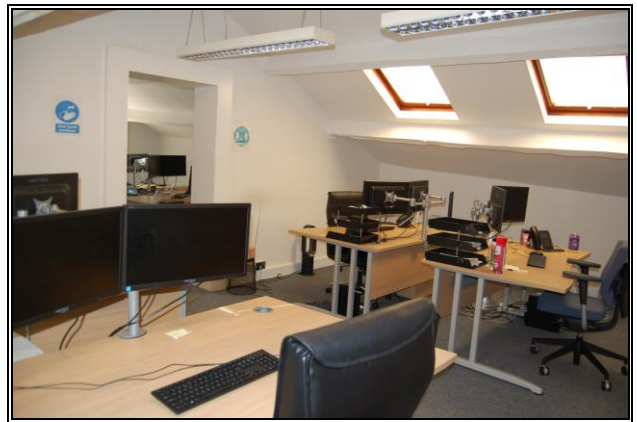
Office Store – Ground Floor



Front Reception Hall – First Floor



Office 1 – First Floor



Office 2 – First floor



Office 3 – First Floor



Rear Court Yard



Car Park