

**PETER E GILKES & COMPANY**

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**FOR SALE**

**24 ST GEORGE'S STREET  
CHORLEY  
PR7 2AA**



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**Price: £160,000**

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- Suitable for business of professional user.
- Spacious well-proportioned accommodation.
- 100 sq m (1,075 sq ft) NIA plus kitchen and basement.
- Gas central heating
- Conservation Area location.

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 do 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:** Situated within Chorley town centre this spacious office premises is in a well kept condition providing open plan accommodation.

**Location:** St George's Street is situated off Market Street within a Conservation Area.

**Accommodation: Ground Floor**

(all sizes are approx) **Entrance**

**Reception Office** 4.7m x 4m (15'7 x 13'2)



**General Office** 3.9m x 4.1m (12'8 x 13')

**Kitchen** 4.4m x 3.3m (14'6 x 11')

**Male and Female WC's**

**First Floor**

**Rear Office** 5.8m x 3.7m (19' x 12'7)



**Front Office** 6m x 5.1m plus 3.8m x 2.85m (19'11 x 17' plus 12'9 x 9'4)



**Basement**  
5.9m x 3.3m (19'1 x 11')

- Outside:** Rear yard with gate access onto St George's Street.
- Tenure:** It is understood the site is Freehold and free from Chief Rent, but this should be confirmed by Solicitors.
- Assessment:** According to the Valuation Office website the premises are described as 'Office and Premises' with a Rateable Value of £4,300. Subject to qualification the occupier should be eligible for Small Business Rates Relief and all interested parties should make their own enquiries to Chorley Borough Council's Business Rates Department on 01257 515151.
- Services:** Mains gas, electricity and water supplies are laid on with drainage to main sewer.
- Energy Rating:** We understand that an Energy Performance Certificate has been commissioned and will be available upon request.
- VAT:** All prices quoted are exclusive of but maybe liable to VAT at the appropriate rate.
- 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.