

**PETER E GILKES & COMPANY**

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**FOR SALE**

**199 PRESTON ROAD  
WHITTLE-LE-WOODS  
CHORLEY  
PR6 7PS**



**Price: Offers Over £250,000**

- Former doctors' surgery (Class E).
- 235 sq m (2,538 sq ft) NIA.
- Storeroom, cleaning cupboard, kitchen 58 sq m (630 sq ft).
- Front and side car park
- Prominent roadside 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 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 property is available following the relocation of Whittle Surgery with the potential for other uses and residential conversion subject to Planning Approval.

The building holds a prominent roadside location with the availability of private car parking.

**Location:** Proceeding along Preston Road (A6) the building is opposite the Mediterranean/Bay Horse Restaurant.

**Accommodation: Ground Floor**

*(all sizes are approx)*

**Entrance/Reception Area**

**Reception Office** opening into

**Secretary/Records Office**

**Waiting Room**

**Inner hallway** with waiting room giving access to

**Two Treatment Rooms**

**Five Consulting Rooms**

**Floor Area** 180.5 sq m (1,942 sq ft)

**Cleaning Cupboard / Disabled WC** 3.4 sq m (36 sq ft)

**Staff WC**

**Kitchen** 2.7 sq m (29 sq ft)

The hallway passage leads to a side passage with staircase down to

**Lower Ground Floor**

**Practice Manager Office** providing two rooms

**Small Filing Room**

**Storage Cellar**

**Two Private Offices**

**Floor Area**

Offices 55.4 sq m (596 sq ft)

Storeroom 52.5 sq m (565 sq ft)

**Outside:** Shallow forecourt providing six parking spaces and side car park area providing thirteen parking spaces.

**Price:** Offers over £250,000 (Two Hundred and Fifty Thousand Pounds).

**Assessment:** According to the Valuation Office website the property is described as 'Surgery Premises' with a Rateable Value of £6,500. Subject to qualification the occupier may qualify for Small Business Rates Relief and all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

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

- Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.
- VAT:** We understand that VAT is not payable.
- 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.