

PETER E GILKES & COMPANY

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FOR SALE

**27A, 29 & 31 MARKET STREET
CHORLEY
PR7 2SY**

&

**FLATS 1, 2, 3, 4 & 5
5 CANNON STREET
CHORLEY
PR7 1BJ**



Price: £555,000

- Property investment.
- 3 occupied ground floor retail units.
- 5 occupied one-bedroom flats.
- Total rental income £52,380 per annum.

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: Property investment with the building constructed circa 1990's providing three ground floor retail units and five one bedroom first and second floor flats.

Location: Situated within Chorley Town Centre the location has benefited from the increased availability of short-term on-street car parking with a public pay and display car park off High Street.

Accommodation & Tenure:

(all sizes are approx)

27a Market Street, Chorley, PR7 2SY

Ground Floor Retail Unit 16.3 sq m (176 sq ft).

First Floor

16.3 sq m (176 sq ft)

Basement 11.1 sq m (120 sq ft)

Occupied under a Lease commencing 18th August 2021 for a term of six years with a Tenant only break clause and rent review on the 3rd anniversary at a rental of £9,000 pa.

29 Market Street, Chorley, PR7 2SY

Ground Floor Retail Unit 65.2 sq m (701 sq ft) plus kitchen 2.6 sq m (28 sq ft)

Occupied by Chorley Credit Union under a Lease commencing 27th February 2017 expiring February 2023 at a rental of £12,500 per annum.

31 Market Street, Chorley, PR7 2SY

Ground Floor Retail Unit 31 sq m (333 sq ft) NIA.

Basement 15 sq m (162 sq ft).

Occupied by Bowens Pies under a Lease commencing 15th October 2020 for a term of five years at a rental of £10,000 per annum.

5 Cannon Street, Chorley, PR7 1BJ

Self-contained, one-bedroom apartments situated within the Town Centre accessed from Cannon Street within a few minutes walking distance of train and bus stations, shops, local banks and other amenities.



Flat entrance door from Cannon Street

Flat 1 48 sq m (516 sq ft).

Occupied with effect from February 2014 at a rental of £325 per month.

Flat 2 35 sq m (376 sq ft)

Occupied with effect from May 2016 at £350 per month.

Flat 3 42 sq m (452 sq ft)

Occupied with effect from October 2020 at £350 per month.

Flat 4 48 sq m (516 sq ft)

Occupied with effect from August 2020 at £350 per month.

Flat 5 48 sq m (516 sq ft)

Occupied with effect from May 2013 at £365 per month.

Assessment: According to the Valuation Office website 27A Market Street is described as 'Shop and Premises' with a Rateable Value of £5,400. 29 Market Street is described as 'Office and Premises' with a Rateable Value of £9,300. 31 Market Street is described as 'Shop and Premises' with a Rateable Value of £11,000. We understand that all the flats are within Band A for Council Tax purposes.

Services: Separate electricity and water supplies are laid on with drainage to main sewer.

Energy Rating: 27A Market Street has an Energy Rating within Band D valid until 16th June 2026. 29 Market Street has an Energy Rating within Band E valid until 13th May 2023 and 31 Market Street has an Energy Rating within Band D valid until 22nd July 2030. All the first floor flats have separate Energy Performance Certificates within Band C valid until 12th July 2031.

VAT: Payable 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.