

PETER E GILKES & COMPANY

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FOR SALE

**88 STATION ROAD
BAMBER BRIDGE
PR5 6QP**



Price: £145,000

- Established Hot food takeaway.
- Prominent roadside location.
- Ground floor 57.6 sq m (620 sq ft).
- First Floor Storage 38.6 sq m (415 sq ft).
- Potential to create separate first floor flat.

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 ground floor operates as a Pizzeria and Hot Food Takeaway with kitchen/preparation and storage areas to the rear. The first floor is currently used for storage including WC. There is potential to create a first floor flat within this first floor area subject to Planning Permission.

Location: Situated on Station Road being a busy arterial road between Leyland and Preston the property faces the roadside at the junction with Dean Street.

Accommodation: Ground Floor

(all sizes are approx) **Front Reception/Waiting Room** 4.6m x 2m plus 4.85m x 3.95m (15' x 6'5 plus 15'9).



Kitchen/Preparation Area 3.5m x 4.5m (11'4 x 14'7) includes extractor fan, stainless steel sink and hand basin.



Rear Storeroom 4.3m x 2.2m (14'1 x 7'2).

Rear Storeroom 2 2.5m x 1.9m (8'2 x 6'2).

First Floor

Front Room 4.8m x 4m (15'7 x 13'1).

Middle Room 2.75m x 4.5m (9' x 14'7).

Former Bathroom including WC 2.8m x 2.2m (9'1 x 7'2).

Outside: Enclosed rear yard.

Sale Price: £145,000 (One Hundred and Forty Five Thousand Pounds).

VAT: Not payable.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £5,500. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625 to ascertain their eligibility for Small Business Rates Relief.

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

Energy Rating: The property has an Energy Performance Certificate Rating D, certificate number 2627-6612-7550-4959-2003 valid until 25th March 2032.

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.