

PETER E GILKES & COMPANY

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FOR SALE

**5 – 7 FAZAKERLEY STREET
CHORLEY
PR7 1BG**



Price: £300,000

- Town Centre location
- Ground Floor 146 sq m (1,580 sq ft).
- First Floor 79 sq m (850 sq ft), Basement 90 sq m (970 sq ft).
- Potential for redevelopment subject to planning.

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: Prominent Town Centre former licence premises suitable for a variety of complimentary uses.

The accommodation is over ground and first floor with the benefit of a usable basement area and accessible attic area.

Ground floor provides a public bar area, disabled WC with further bar/lounge areas to the first floor together with male and female WC's.

The basement has historically been used as a kitchen, preparation room and beer cellar. A loft ladder provides access to a usable storage facility within the attic with full natural light.

Location: Situated within Chorley Town centre with pedestrian access off Market Street with neighbouring occupiers being Betfred, Santander, and Nationwide Building Society.

Accommodation: Ground Floor
(all sizes are approx) 146 sq m (1,580 sq ft).

First Floor
79 sq m (850 sq ft)

Basement
90 sq m (970 sq ft).

Sale Price: £300,000 (Three Hundred Thousand Pounds) plus VAT.

Assessment: According to the Valuation Office website the property is described as 'Wine Bar and Premises' with a Rateable Value with effect from 1st April 2023 at £30,750. 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: According to the National Database the property has an Asset Rating within Band B valid until August 2031.

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.



Ground Floor Bar



Ground Floor Front Seating Area



Ground Floor Rear Seating Area



First Floor Bar



First Floor Seating Area



Basement



Attic