

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**FOR SALE**

**119-121 MARKET STREET  
CHORLEY  
PR7 2SQ**



---

**Price: £150,000**

---

- Deceptively large, combined premises
- Consent for takeaway and restaurant use
- Self-contained flat
- Generous storage space
- Requires repair and upgrading with potential for remodelling

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:** The premises occupy a prominent, easily identifiable position across from Pizza Hut and deceptively large spacious proportioned accommodation including a separate self-contained flat on the first and second floor.

The property is in need of repair, upgrading and provides potential for adaptation and remodelling.

**Location:** Proceeding along Market Street towards the junction with Pall Mall the premises is on the left hand side.

**Accommodation:**  
(all sizes are approx)

**Ground Floor:**

Entrance Area

**Reception** 8.5m x 3.7m (27'1 x 12'2)  
store under stairs

**Kitchen** 7.7m x 4m (25'4 x 13'4)  
tiled walls, extractor hood and twin bowl stainless sink unit, tiled floor.

**Restaurant** 13.5m x 4m (44'6 x 13')  
switch cupboard, fitted bar, disabled toilet  
Male/Female Toilet, step up to

**Rear Restaurant Area** 7.75 x 3.3m (25'5 x 11')

**First Floor:**

**Toilet**  
W.C and wash basin

**Kitchen**  
stainless steel sink unit

**Storeroom 1** 6m x 2.9m (20' x 9'6)

**Storeroom 2** 7.45m x 4.1m (24'6 x 13'7)  
extensive racking and gas boiler

**Storeroom 3** 4m x 2.2m (13' x 7'3)

**Storeroom 4** 9.6m x 4.3m (31'7 x 14'2)

**Second Floor:**

**Front Room** 4.5m x 4m (14'9 x 13'3)

**Rear Room** 3.8m x 3m (12'6 x 9'10)

**Toilet**  
W.C and wash basin

**Toilet**  
W.C and wash basin

**Private Entrance Hall**

**Flat:** **Inner Hall**  
staircase leading up to:

**First Floor:**

**Lounge/Kitchen** 6.4m x 9.6m (21' x 18'6)  
fitted cupboards, inset stainless steel sink unit and gas central heating boiler

**Bathroom**

W.C., wash-basin and shower cubicle

**Second Floor:**

**Bedroom** 6m x 5.1m (20' x 17')

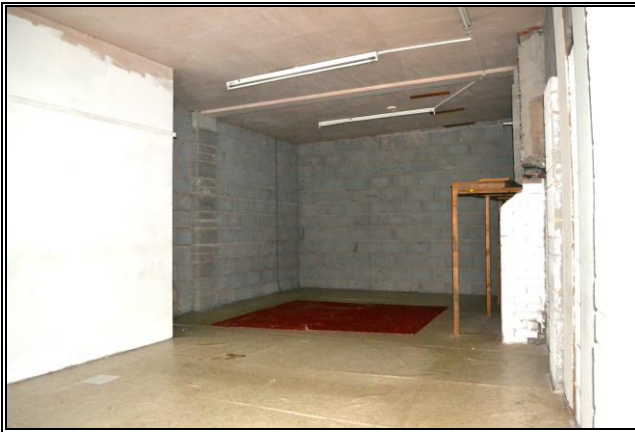
- Outside:** Rear enclosed path shared with neighbouring buildings leading onto Cunliffe Street.
- Tenure:** It is understood the site is Freehold and free from Chief Rent.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- Assessment:** From enquiries to the Local Authority it is understood the premises are described as 'shop and premises' and assessed at a Rateable Value of £18,750. All interested parties should make their own enquiries and to ascertain eligibility for small business rate relief from Chorley Council on 01257 515151.
- The First Floor flat has a Council Tax banding of A.
- EPC:** The commercial area is within Band D and the flat is within Band E.
- To View:** By appointment with the agents 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.
- VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate. (It is understood that VAT is not applicable)



Ground Floor – Rear Restaurant



First Floor Stores



First Floor Stores



Second Floor Stores



Second Floor Stores



First Floor Flat



Flat - Bathroom



Second Floor Flat Bedroom