

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**GROUND FLOOR
172 SPENDMORE LANE
COPPULL
CHORLEY
PR7 5BX**



Price: £60,000

- Ground floor retail unit 62.1 sq m (668 sq ft) GIA.
- Planning for ground floor dwelling
- Prominent roadside location.
- Rear access and enclosed yard.

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:** Ground floor retail unit suitable for a variety of uses within Class E with the benefit of Planning Permission for Change of Use to a Dwelling House.
- Location:** Proceeding along Spendmore Lane in the village of Coppull the building is approximately midway opposite a pedestrian crossing.
- Accommodation: Ground Floor**
(all sizes are approx) **Sales Area** 5.75m x 7.5m (18'8 x 24'6) including
Kitchen 2m x 1.5m (6'5 x 4'9) and WC.
Rear Storeroom 5.65m x 3.3m (18'5 x 10'8) rear door to yard area
- Outside:** **Enclosed yard** 5.75m x 1.9m (18'8 x 6'2) accessed from adjoining alleyway
- Price:** £60,000 (Sixty Thousand Pounds).
- VAT:** We understand that VAT is not payable.
- Assessment:** According to the Valuation Office Agency's website the property is described as 'Shop and Premises' with a Rateable Value of £5,400. All interested parties should make their own enquiries with Chorley Council on 01257 515151 to establish their eligibility for Small Business Rates Relief.
- Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.
- Services:** We understand the premises has a three-phase electricity supply with gas connection currently capped off. Water supplies are laid on with drainage to main sewer.
- 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.



Sales Area 1



Sales Area 2



Kitchen



Rear Storeroom 1



Rear Storeroom 2



Rear Enclosed Yard



Side Shared Passageway