

**PETER E GILKES & COMPANY**

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**FOR SALE**

**20 ST THOMAS'S ROAD  
CHORLEY  
PR7 1HR**



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**Price: £220,000**

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- Town centre office accommodation.
- Planning Permission for residential conversion.
- Two one bed flats and one two bed flat.
- 140.3 sq m (1,510 sq ft) NIA.
- Double garage.

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:** Prestigious office accommodation previously occupied as a Solicitors Practice retaining many of its original decorative features. A Prior Approval Application was granted to create two ground floor one bedroom flats and one first floor two bedroom flat under Planning Reference 24/00115/P3PAN.

The current layout provides five offices on the ground floor with kitchen, WC and rear double garage used for storage. The first floor provides four offices, store room with separate WC including shower.

The building has the benefit of a basement and there are two car parking spaces available to the front forecourt.

**Location:** Proceeding along St Thomas's Road the property is approximately midway opposite the Holly Trees Resource Centre and public bus stop.

**Accommodation: Ground Floor**

*(all sizes are approx)* Entrance Vestibule and hallway leading to:

**Office 1** with bay window 3.8m x 4.3m (12'4 x 14'1)

**Front Office 2** 3.7m x 4.3m (12'1 x 14'1)

**Rear Office 3** 3.3m x 4.7m (10'8 x 15'4)

**Rear Office 4** 3.7m x 4.7m (12'1 x 15'4)

**Back Office** 3.4m x 5.3m (11'1 x 17'3)

**Kitchen/WC**

**Garage** 5.1m x 4.8m (16'7 x 15'7)

**First Floor**

**Front Office 5** with bay window 3.8m x 4.4m (12'4 x 14'4)

**Storeroom** 1.3m x 3m (4'2 x 9'8)

**Front Office 6** 3.7m x 4.3m (12'1 x 14'1)

**Rear Office 7** 3.3m x 2.9m (10'8 x 9'6)

**Rear Office 8** 3.8m x 4.7m (12'4 x 15'4)

**WC and Shower Room**

**Assessment:** According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £12,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on to establish eligibility for Small Business Rates Relief or Grant Assistance on 01257 515151.

**Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.

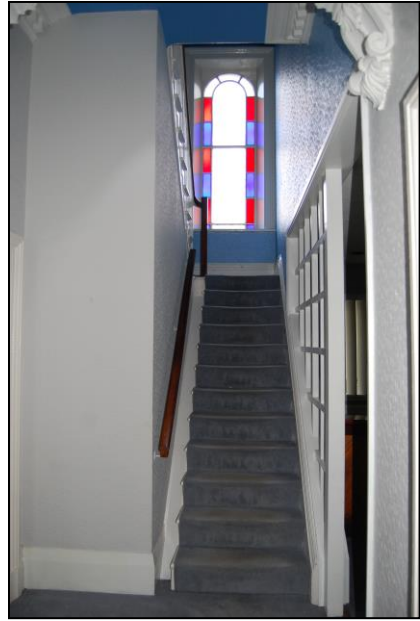
**VAT:** Payable at the appropriate rate.

**Services:** Mains gas, electricity and 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.





Rear Garage