

**PETER E GILKES & COMPANY**

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**FOR SALE**

**53 & 55 ST THOMAS'S ROAD  
CHORLEY  
PR7 1JE**



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**Price: £520,000**

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- Prominent and modernised offices.
- No. 53 - 155 sq m (1,672 sq ft) NIA.
- No 55 - 157 sq m (1,895 sq ft) NIA.
- Open plan and cellular accommodation.
- Car parking for 14 vehicles.

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:** Occupying a prominent main road position within the Professional District of Chorley Town Centre the building has been refurbished to a high standard to provide a pleasant working environment.

There is a private car park to the front and rear which provides 14 spaces.

**Location:** Proceeding into Chorley Town Centre from Southport Road, leading into St Thomas's Road the property is approximately 50m on the right hand side

**Accommodation: No 53**

*(all sizes are approx)*

**Ground Floor**

**Vestibule Entrance**

**Reception** plus bay window  
4m x 8.2m (13'1 x13'7).



**Office 1** 5.3m x 4.1m (17'3 x 13'4).

**Office 2** 4.95m x 2.5m plus 1.9m x 2.55m (16'2 x 8'2 plus 6'2 x 8'3).

**Boardroom** 3.3m x 7.2m (10'8 x 23'6).



**Meeting Room** 3.5m x 2.6m (11'4 x 8'5).



**Storeroom** 1.3m x 2.5m (4'2 x 8'2).

**First Floor**

**Office 3** 5m x 4.1m (16'4 x 13'4).

**Office 4** plus bay window  
4.1m x 4.85m (13'4 x 15'9).

**Male and Female WC**

**Kitchen** 2.2m x 2.3m (7'2 x 7'5).

**Office 5** 10.65m x 2.5m (34'9 x 8'2).



**Server Room** 3m.x 3.2m (9'8 x 10'4).

**No 55**

**Ground Floor**

Entrance vestibule into open plan

**Reception/Office 1** 3.9m x 8.4m (12'11 x 27'10).



**Office 2** 5.4m x 8.4m (17'11 x 27'10) plus bay window.



**Office 3** 2.6m x 2.5m (8'10 x 8'3).

**Male/Disabled WC.**

**Female WC** and

**Stairwell to basement storage.**

## Half Landing

**Kitchen** 3.8m x 2.5m (12'6 x 8'3).



## First Floor

**Front Office 4** 5.3m x 4.1m (17'7 x 13'6) plus bay window.



**Front Office 5** 5.3m x 4m (17'5 x 13'2).



**Rear Office 6** 3.5m x 4.3m (11'7 x 14'5) with door to plant room.

**Rear Office 7** 5.3m x 4.3m (17'8 x 14'3).

**Rear Office 8** 2.8m x 2.5m (9'6 x 8'3).

**Outside:** Private car park to the rear and front forecourt.

**For Sale:** £520,000 (Five Hundred and Twenty Thousand Pounds)

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

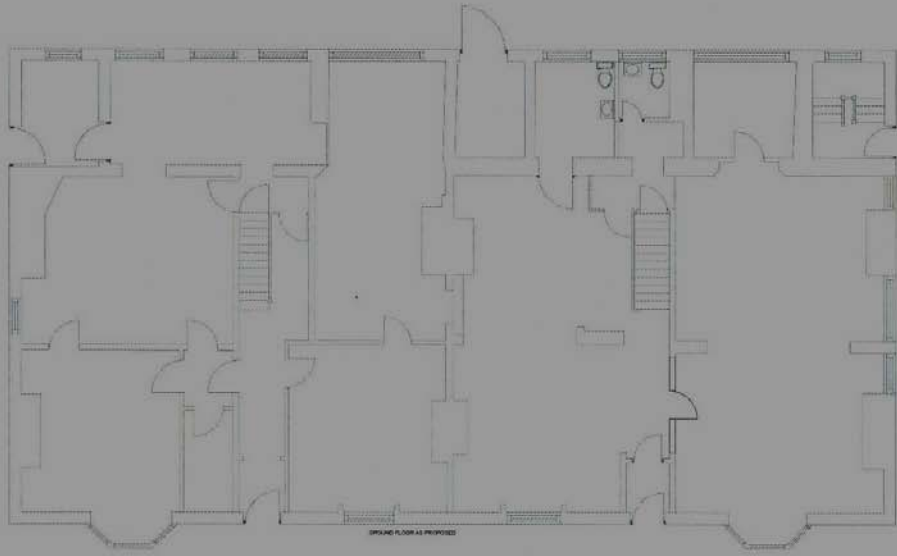
**Assessment:** According to the Valuation Office website the property is assessed as one building being 53 – 55 St Thomas's Road, Chorley and described as a 'Office and Premises' with a Rateable Value of £29,000. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates department on 01257 515151.

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

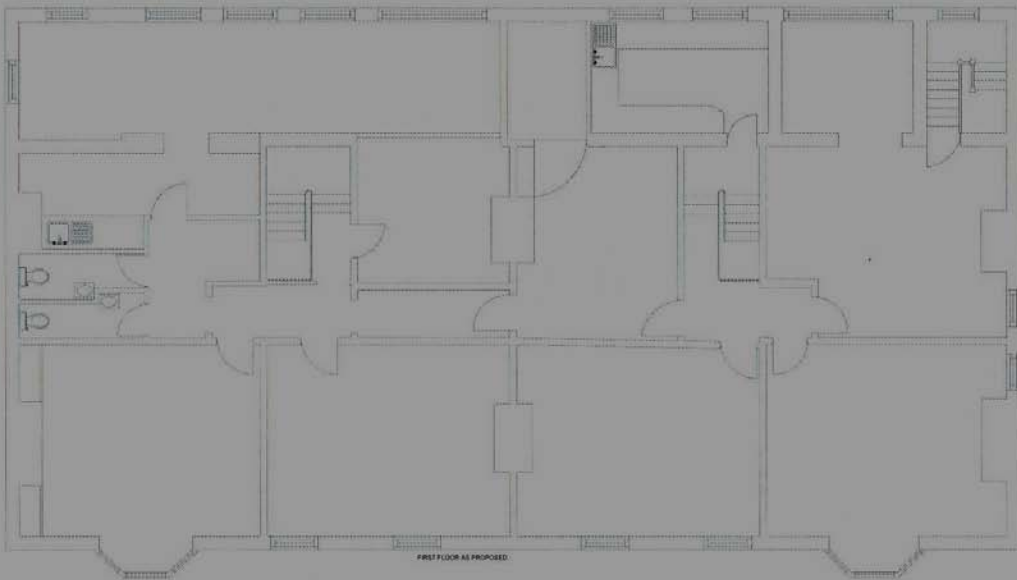
**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

**Energy Rating:** We understand an Energy Performance Certificate has been commissioned and has an Asset Rating of C.

**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**  
**53-55 ST. THOMAS'S ROAD**



**FIRST FLOOR**  
**53-55 ST. THOMAS'S ROAD**



**BASEMENT**  
**53 ST. THOMAS'S ROAD**



**BASEMENT**  
**55 ST. THOMAS'S ROAD**