

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**246 – 248 SPENDMORE LANE
COPPULL
CHORLEY
PR7 5DE**



Price: £235,000

- Investment Opportunity
- Tenanted ground floor shop.
- Separately tenanted ground and first floor flat.
- Planning Permission for conversion of part ground floor and existing first floor flat to create three one bedroom flats

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: Property investment to include a tenanted ground floor retail shop and ground floor one bedroom flat and large first floor vacant four bedroom flat. Planning Permission has been granted to create three additional one bedroom flats on part ground and the whole of the first floor under Application No. 20/00981/FUL with the design layout below.



Location: Situated within the village of Coppull on a prominent roadside location with rear access.

Accommodation: **246 Spendmore Lane**
Occupied as a Barbers Shop at a rental of £4,100 per annum under a Law Society Business Lease (Part of Building) for a term of 3 years expiring 28th February 2022.

246a Spendmore Lane
Large four bedroom flat currently vacant.

248 Spendmore Lane
Occupied under an Assured Shorthold Tenancy at a rental of £450 pcm.

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

VAT: Not applicable.

Assessment: It is understood that 248 Spendmore Lane has a Rateable Value of £4,700 and therefore should qualify for Small Business Rates with the existing flats within Band A for Council Tax purposes.

Services: We understand that electricity and water supplies are laid on with drainage to the main sewer. Each existing property has a separate electricity meter installed.

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.