

PETER E GILKES & COMPANY

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FOR SALE

**54 CHAPEL STREET
CHORLEY
PR7 1BS**



Price: £130,000

- Prominent corner position across from Chorley Bus Station.
- Deceptively spacious and extended accommodation totalling 124 sq m (1,340 sq ft) on ground and first floor.
- First floor suitable for conversion into separate two bedroom flat subject to prior approval.
- Close to Market Walk and retail centre of the town.

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: The premises occupy a prominent corner position across from the bus station and near to the new Town Centre redevelopment including M&S Food Store and DW Sports. It is an ideal location for a specialist trader who can make use of the extensive first floor storage space or create a separate first floor two bedroom flat subject to prior approval.

Location: Proceed east along Chapel Street and the property is on the righthand side opposite the bus station entrance.

Accommodation: Ground Floor

(all sizes are approx)

Sales Shop 5.5m x 10.7m (18' x 35').

Rear Office 3m x 1.4m (9'10 x 4'9).

Storeroom/Kitchen 3.9m x 2.9m (12'7 x 9'9).

Door access onto Victoria Street.

Secure Stockroom 1.4m x 6.5m (4'8 x 21'3).

First Floor

Front Room 5.4m x 3.7m (17'9 x 12'3)

Middle Room 2.9m x 4.4m (9'8 x 14'6)

Rear Room 2.8m x 1.8m (9'3 x 5'10)

Back Room 4m x 4.4m (13'3 x 14'6)

Store 1.4m x 3m (4'8 x 10') leading to

WC

Sale Price: £130,000 (Three Hundred and Thirty Thousand Pounds).

VAT: Not applicable.

Tenure: It is understood the site is Freehold and free from Chief Rent.

Services: Electricity and water supplies are laid on with drainage to main sewer.

Assessment: According to the Valuation Office website the premises are described as 'Shop and Premises' with a Rateable Value of £8,900. All interested parties should make their own enquiries to Chorley Borough Council's Business Rates Department for eligibility for Small Business Rates Relief and Grant Assistance from the Economic Development Officer on 01257 515151.

Energy Rating: The property has an Energy Performance Certificate Asset Rating D.

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.