

PETER E GILKES & COMPANY

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FOR SALE

**4 – 6 FAZAKERLEY STREET &
8A, 8B, 10A, 10B & 10C BACK FAZAKERLEY STREET
CHORLEY
PR7 1BG**



Price: £645,000

- Property Investment providing a rental income of £59,000pa.
- Ground floor occupied by Nationwide Building Society.
- Five separately accessed two bedroomed, self-contained flats on first and second floors.
- Town centre location.

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: Property investment with Nationwide Building Society occupying the ground floor with separately accessed and five self-contained, two-bedroom flats on the first and second floors.

Location: Situated within Chorley Town Centre close to the covered market and close to limited free car parking.

Accommodation: Ground Floor

(all sizes are approx) **Banking Hall and Office** 14.5 sq m (1,512 sq ft) NIA.

Basement Storage 33.4 sq m (359 sq ft) NIA.

First & Second Floor

Five two-bedroom self-contained flats addressed as 8a, 8b, 10a, 10b & 10c Back Fazakerley Street.

Self-contained two bedroom apartments situated within the pedestrian zone of Chorley Town Centre within a few minutes walking distance of train and bus stations, shops park and local amenities.

The apartments are over two floors and benefit from having UPVc double-glazed windows, a dual way intercom system with door release and fully carpeted throughout. The first floor comprise a large lounge, under stairs storage cupboard and a separate kitchen with fitted units, over hob and extractor fan and space for appliances. The stairs lead to two good size bedrooms and a bathroom with three-piece suite.

Flat 8a 73 sq m (786 sq ft).

Flat 8b 68 sq m (732 sq ft).

Flat 10a 49 sq m (527 sq ft).

Flat 10b 48 sq m (516 sq ft).

Flat 10c 49 sq m (527 sq ft).

Tenure: The ground floor is held under a Lease with Nationwide Building Society for a term of 10 years expiring April 2022 at a passing rent of £35,000pa.

The flats are let out under a Shorthold Tenancy at £400 per month.

Assessment: According to the Valuation Office website the ground floor is described as 'Office and Premises' with a Rateable Value of £6,600. It is understood the flats are within Band A for Council Tax purpose.

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

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

VAT: Payable at the appropriate rate.

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.