

PETER E GILKES & COMPANY

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FOR SALE

**10 – 12 SPENDMORE LANE
COPPULL
CHORLEY
PR7 4NZ**



Price: £135,000

- Two ground floor retail units.
- Spacious first floor flat with 3 bedrooms.
- Established location.
- Potential to revert back into two single dwellings subject to prior approval.

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: Two ground floor retail units previously interconnected with spacious three bedroom first floor flat.

No. 10 Spendmore Lane was previously occupied as a sunbed salon with waiting room and two private cubicles and the availability of three phase electricity supply.

No. 12 was previously trading as a hairdressers.

The property is available For Sale with vacant possession of all parts.

Location: Proceeding from Chorley town centre along the B5251 Coppull Road, turn left at the roundabout junction with the Spar convenience store onto Spendmore Lane and proceed for approximately 30m with the property on the left hand side.

Accommodation: Ground Floor

(all sizes are approx)

No 10

Sales Area 4.5m x 8.3 m (14'7 x 27'2) including two private cubicles.

Storeroom 2m x 2.5m (6'5 x 8'2).

WC/Stores 1.85m x 4.7m (6' x 15'4).

Ground Floor

No 12

Sales Area 4.45m x 4m (14'5 x 13'1).

Rear Kitchen 2.8m x 3.2m (9'1 x 10'4).

Rear Storeroom 2.4m x 2.4m (7'8 x 7'8).

First Floor Flat

Bedroom 1 4.5m x 3.25m (14'7 x 10'6).

Lounge 4.6m x 3.3m (15' x 10'8) leading into

Dining Room 3m x 1.8m (9'8 x 5'9).

Kitchen 2.45m x 3.35m (8' x 10'9).

Bedroom 2 2m x 4m (6'5 x 13'1).

Bathroom 2m x 3.2m (6'5 x 10'4) including bath, WC and handbasin.

Bedroom 3 2.4m x 3.2m (7'8 x 10'4).

Outside: Rear enclosed yard.

Price: £135,000 (One Hundred and Thirty Five Thousand Pounds).

VAT: Not applicable.

Assessment: According to the Valuation Office website No. 10 – 12 Spendmore Lane, Coppull is described as 'Shop and Premises' with a Rateable Value of £5,200. It is assumed that the first floor flat is within Band A for Council Tax Purposes. All interested parties should make their own enquiries with Chorley Borough Business Rates and Council Tax Department on 01257 515151.

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