

PETER E GILKES & COMPANY

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FOR SALE

**BIG LAMP CHIPPY
14 PALL MALL
CHORLEY
PR7 2LA**



Price: £315,000

- Ground floor chip shop and restaurant.
- Established business with more than 25 years trading history.
- Separate first floor one bedroom flat.
- Prominent roadside 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 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: Established chip shop and restaurant business and building on a prominent roadside location on the edge of Chorley town centre. The sale also includes a separately accessed first floor flat. An active order and delivery service via Just Eat.

Rear access is available for deliveries and despatch with free car parking located close by.

Location: The property is situated at the junction of Pall Mall and Market Street opposite the Asda superstore and within walking distance to Chorley town centre.

Accommodation: Ground Floor

(all sizes are approx) **Front Sales and Counter** 22.6 sq m (244 sq ft)

Seating Area 21.7 sq m (233 sq ft)

Storeroom 8.3 sq m (89 sq ft)

Preparation Room/Kitchen 4.1 sq m (44 sq ft)

Chipper Room 8 sq m (86 sq ft) with access to rear yard, outhouse and Fleet Street

First Floor

Front Storeroom 15.6 sq m (178 sq ft)

Rear Office 6.5 sq m (70 sq ft)

First Floor Flat

Accessed off Fleet Street with staircase leading up to

Bathroom with WC, hand basin and bath

Fitted Kitchen 3.5m x 1.6m (11'5 x 5'2)

Bedroom 2.4m x 3.5m (7'10 x 11'5)

Front Lounge 4m narrowing to 1m x 5.5m (13'2 narrowing to 3'3 x 18')

The first floor flat is currently rented at £425 per month with the Tenant contributing an additional £60 per month towards gas and electricity.

Sale Price: £315,000 (Three Hundred and Fifteen Thousand Pound).

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £6,400. Subject to qualification the occupier maybe eligible for Business Rates Relief and all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01275 515151.

The flat is within Band A for Council Tax purposes.

VAT: Not applicable.

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

Services: We understand that mains gas, electricity and water supplies are laid on with drainage to main sewer.

Fixtures and Fittings:

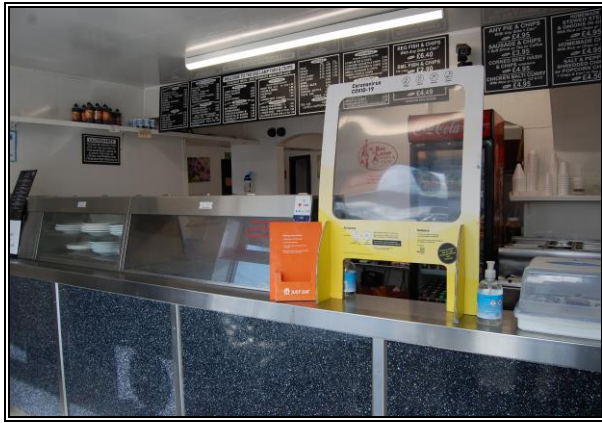
A Schedule will be available for the sale of the fixtures and fittings including the range, chipper, fridges and freezers and other associated catering equipment by separate negotiation.

To View:

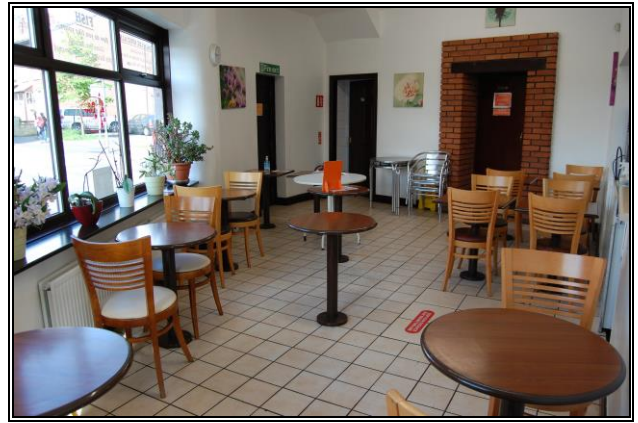
Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note:

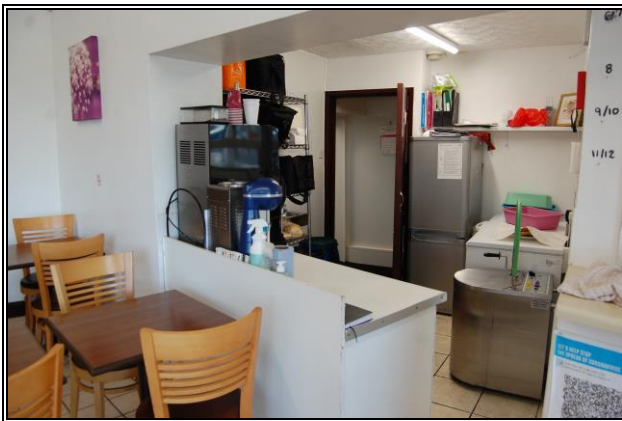
All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Front Sales Counter



Restaurant



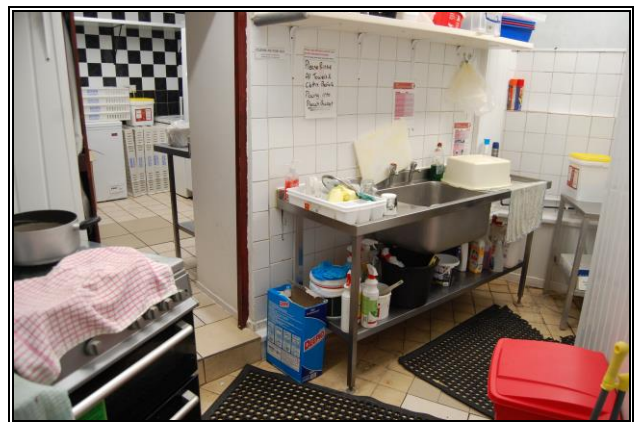
Service Hatch and Preparation Area



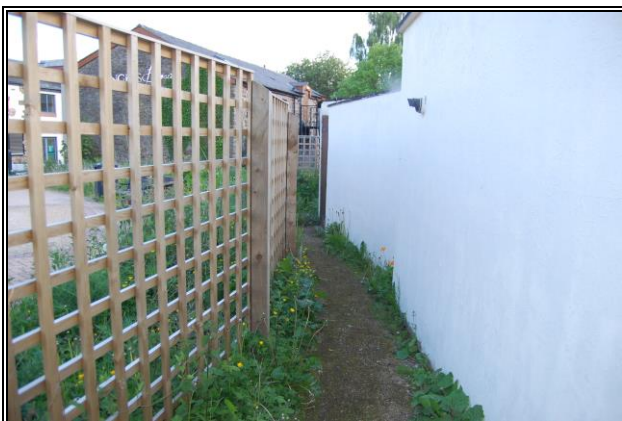
Chipper and Potato Store



Fridge and Freezer Store



Rear Sink



Rear Access



First Floor Office



Rear Preparation Area