

PETER E GILKES & COMPANY

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FOR SALE

**18 ST THOMAS'S ROAD
CHORLEY
PR7 1HR**



Price: £225,000

- Impressive double-fronted premises.
- Prominent and prestigious position.
- Offices 216 sq m (2,325 sq ft) GIA 176 sq m (1,900 sq ft) NIA
- Generous parking provision.
- Suitable for conversion into 4 apartments.

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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 are a former Gentlemen's residence and occupy a prestigious and prominent position within the established sector of the town.



They provide open plan office accommodation on the ground floor with private offices and boardroom on the first floor making it ideal for modern professional use.

An Application has been submitted for Prior Approval under Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 for Change of Use from Offices to Residential.

Location: From the town centre proceed along St Thomas's Road and the premises are then on the right.

Accommodation: The accommodation briefly comprises

(all sizes are approx)

Ground Floor

Central Reception Hall

General Office 10.3m x 9.45m (33'9 x 31')

Store/Print Room 2.3m x 4.6m (7'7 x 15'1)

Separate Male and Female Toilets

Kitchen 2.5m x 4.3m max (8'4 x 14'1 max)

First Floor

Front Office 1 8.9m x 4.3m (12'11 x 14'3)

Front Office 2 4.2m x 4.3m (14' x 14'3)

Rear Office (Boardroom) 4.9m x 3.4m (16'2 x 13'1)

Rear Office 4 4.9m x 3.9m (16'2 x 12'11)

Toilet with WC and washbasin.

- Outside:** Private forecourt providing parking. Rear yard accessed off flank frontage, Woodville Road with space for a further 4 vehicles.
- Planning:** An Application has been submitted under the General Permitted Development Order Provisions for conversion of the premises into 4 apartments accompanied by the illustrative drawings as shown below.
- Assessment:** The property is described as 'Office and Premises' with a Rateable Value of £14,000.
- Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available on 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.



Rear Elevation



General Office



Boardroom



Front Office



Front Office



Landing