

PETER E GILKES & COMPANY

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FOR SALE

**10 ASHFIELD ROAD
CHORLEY
PR7 1LH**



Price: £400,000

- Modern offices within town centre location.
- 10 car parking spaces.
- Ground Floor Offices 145 sq m (1,560 sq ft) NIA.
- First Floor Offices 41.8 sq m (450 sq ft) NIA.
- Storage basement 47.8 sq m (515 sq ft).
- Kitchen 9.75 sq m (105 sq ft) and storeroom 10.25 sq m (110 sq ft).
- Available with vacant possession or as an investment.

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: Modern offices within the recognised professional area of Chorley Town Centre and benefits from ten car parking spaces.

The ground floor accommodation is a mix of open plan and private offices with the first floor providing additional private offices.

Available with vacant possession or as an investment.

Location: From Chorley Town Centre proceed along St Thomas's Road where it becomes Southport Road, turn into Ashfield Road where the premises are 200m approximately on the right hand side.

Accommodation: Ground Floor

(all sizes are approx) **Open Plan Admin Office 1** 14m x 4.5m (45'9 x 17'7)



Inner Hall

Office 2 4m x 3.8m (13'1 x 12'4)



Office 3 3.5m x 4m (11'4 x 13'1)

Storeroom 2.5m x 4.1m (8'2 x 13'4)

Office 4/Reception 3.5m x 5.4m (11'4 x 17'7)

Office 5 3.3m x 3.2m (10'8 x 10'6)

Office 6 3.2m x 3.7m (10'4 x 12'1)

Office 7 3.2m x 3.6m (10'4 x 11'8)

Male WC

Female WC including three cubicles

Kitchen 3.25m x 3m (10'6 x 9'8)



First Floor

Office 8 6.75m x 4.4m (22'1 x 14'6)



Office 9 3.5m x 4.4m (11'4 x 14'6)

WC

Basement 7.6m x 2m (25'2 x 6'9) plus 7.6m x 4.3m (25'2 x 14'4)



Outside: 10 car parking spaces.

Purchase Price: £400,000 (Four Hundred Thousand Pounds).

Lease Terms: Euromedia Associates Limited will be prepared to enter into a five year Lease at a rental of £25,000 per annum exclusive payable monthly in advance for a term of five years with a Tenant only break clause on the 3rd anniversary. The Tenant will have a full repairing responsibility and reimburse the Landlord's Building Insurance premium.

VAT: We understand that VAT is not payable.

Planning: The property will be sold with the benefit of Planning Permission granted March 2020 under Application No. 20/000232/FUL to provide a single storey side extension 33 sq m (355 sq ft) approximately.

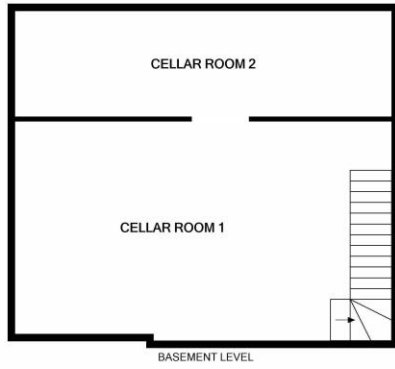
Energy Rating: Energy Performance Certificate within Band E valid until November 2024.

Assessment: According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £15,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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