

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7  
2SE

**Tel** 01257 266999 **Fax** 01257 264256

**Email** info@peteregilkes.co.uk



**FOR SALE**

**13 ST. THOMAS'S ROAD  
CHORLEY  
PR7 1HP**



---

**Price: £209,500**

---

- Substantial and impressive stone fronted premises
- Currently trading as a restaurant with second floor residential accommodation
- 56 covers
- Central convenient position close to Town Centre and business sector

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:** Substantial and imposing premises currently used as a restaurant trading from the stylish and appealing ambience provided by the many features throughout the spacious accommodation but suitable for other alternative uses (subject to planning consent).

It is conveniently placed opposite the Town Hall, adjacent to the traditional business sector of the Town and a short walking distance from the Centre.

**Location:** St Thomas's Road is in the centre of the town by the side of the Town Hall.

**Accommodation:**  
(all sizes are approx)

**Ground Floor:**

**Restaurant** 7.8m x 4.3m (25'6 x 14'3)  
Fitted bar, central heating radiator.  
Space for 18 covers.

**Dining Room** 4.5m x 4.1m (14'8 x 13'6)  
Feature fireplace.  
Space for 16 covers.

**Kitchen** 4.6m x 2.0m (15'1 x 6'8)  
Stainless steel sink unit, steel panelled walls and extractor unit.

**Store Room** 2.2m x 2.0m (7'6 x 6'8)  
Extractor unit, stainless steel, and wipe-down panelled walls.

**Cellar**

**Front Room** 7.8m x 4.3m (25'6 x 14')  
Tiled floor.

**Rear Room** 4.4m x 4.1m (14'6 x 13'6)  
With wipe down wall surfaces, large three bowl stainless steel sink unit.  
Tiled floor.

**First Floor:**

**Front Dining Room** 5.1m x 4.4m (16'9 x 14'5)  
Period style fireplace, double panelled central heating radiator.  
Space for 22 covers.

**Gents Toilet**  
Urinal, vanity wash basin, W.C. cubicle.

**Ladies Toilet**  
3 cubicles and twin vanity basin.

**Second Floor:**

**Bed Sitting Room** 5.8m x 4.9m (16'8 x 16'3)  
Feature fireplace, central heating radiator.

**Bedroom**

4.2m x 2.4m (13'8 x 7'9)

Period style fireplace and central heating radiator.

Wall mounted, gas fired boiler supplying central heating system and domestic hot water.

**Bathroom**

With rolled edge bath, wash basin, shower cubicle and central heating radiator.

**Outside:** Covered yard area.**Tenure:** It is understood the site is Freehold and free from Chief Rent.

The premises are at present Leased but the Tenant has indicated a willingness to vacate so that vacant possession is available on legal completion.

**EPC:** The property's current energy rating is D.**Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.**Assessment:** From enquiries to the Local Authority it is understood the premises are described as 'Restaurant and Premises' and assessed at a Rateable Value of £7,600 per annum.*N.B.* Businesses may be able to claim for Small Business Rate Relief.**To View:** Strictly by appointment with the agents 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.**VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.

