

PETER E GILKES & COMPANY

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FOR SALE

**120 TOWNGATE
LEYLAND
PR25 2LQ**



Price: £125,000

- Well presented offices
- Consent for reverting to four bedroom residence
- 104 sq.m (1,115 sq.ft.)
- Parking for two cars
- Prominent and convenient position

Peter E Gilkes & Company for themselves 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 only and do 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: Enjoying prominent, most convenient position, end premises in a terrace of three currently occupied as offices but for which consent has been obtained to revert back to a house with possibly four bedrooms.

The stylishly presented accommodation contains a number of appealing features including gas central heating and double glazing in UPVC frames.

Accommodation:
(all sizes are approx)

Ground Floor:

Vestibule

Office 1 4.9m x 3.8m (16' x 12'7)

Rear Office 4.0m x 4.6m (13' x 15')

Central heating radiator

Kitchen 2.4m x 2.4m (8' x 8')

Stainless steel sink unit, gas fired boiler supplying central heating system and domestic hot water.

Store under stairs

Store/Utility Room 2.5m x 1.00m(8'3 x 3'3)

First Floor:

Front Office

Sub-divided to provide two rooms 3.8m x 3.0m (12'6 x 9'8) and
3.8m x 1.9m (12'6 x 6'1)

Middle Office 3.1m x 3.0m (10'3 x 9'8)

Rear Office 3.8m x 2.4m (12'6 x 8')

Toilet

W.C., wash basin and store cupboard

**Potential
Accommodation:**

As illustrated on the line drawing when converted to residential the property could provide:

Vestibule

Lounge

Dining Room

Kitchen

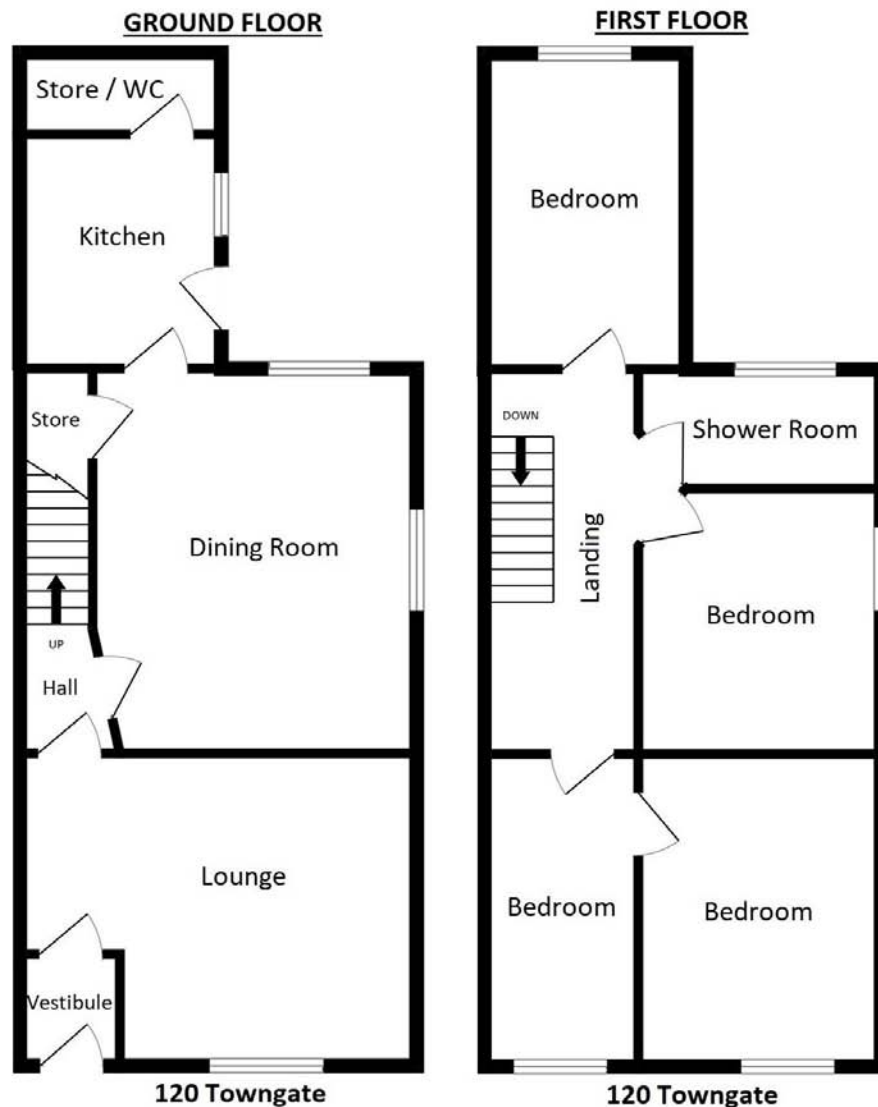
Store/W.C.

Four Bedrooms

Shower Room

N.B. openings in party wall to be sealed up prior to purchase.

Floor Plan:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Outside:** Long front garden bounded by palisade wall.
Rear Yard
Parking for 2 cars (with access off Broad Street) and pedestrian right of way over adjoining parking spaces.
- Planning:** Confirmation of Permitted Development for Change of Use to a dwelling was obtained on 7 September 2023 from South Ribble Borough Council, App.No. 07/2023/00586/PAP.
- Tenure:** It is understood the site is Freehold and free from Chief Rent.
- Energy Rating:** The premises have been rated to include the adjoining premises at a rating of D.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

- Assessment:** From enquiries to the Local Authority the premises are currently assessed to include the two adjoining premises and will have to be reassessed. If the premises revert to residential they are likely to be placed in Band A.
- 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.

