

PETER E GILKES & COMPANY

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FOR SALE

**122 TOWNGATE
LEYLAND
PR25 2LQ**



Price: £125,000

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

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CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS I Bernadette Gilkes I Ben Gilkes BSc MRICS I Matthew J Gilkes BSc (Hons) MRICS

Description: Enjoying prominent, most convenient position, inner premises in a terrace of three currently occupied as offices but for which consent has been obtained to revert back to a three bedroom house.

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:

rear Entrance Hall with store cupboard (space for staircase)

Front Office 3.8m x 3.6 m (12'6 x 11'9)
with glazed folding doors leading through to

Rear Office 4.7m x 4.0m (15'3 x 13')

Rear Store Room 3.8m x 3.0m (12'6 x 10')

First Floor:

Front Office 4.9m x 3.6m (16'2 x 12'6)

Rear Office 3.5m x 3.0m (11'7 x 10')

Landing Area 4.7m x 1.8m (15'4 x 5'9)
leading through to toilet with low flush W.C. and pedestal wash basin

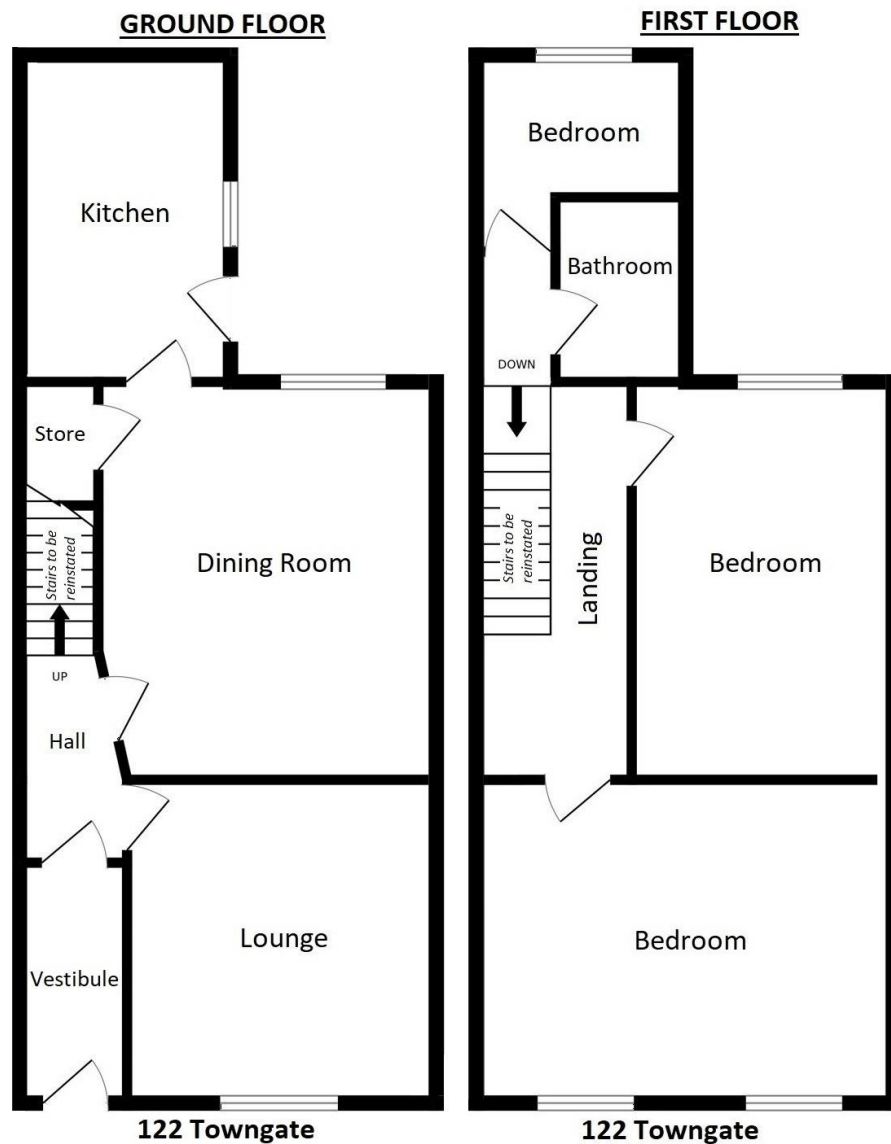
Kitchen 2.6m x 2.0m (8'6 x 6'5) with stainless steel sink unit, fitted base cupboards, worktops, wall cupboard and gas fired boiler supplying central heating system and domestic hot water.

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

Vestibule
Hall
Lounge
Dining Room
Breakfast Kitchen
Three Bedrooms
Bathroom/W.C.

N.B. openings in party walls to be sealed up prior to purchase and staircase installed prior to legal completion.

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. 07/2023/00587/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:** 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.

