

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7
2SE

Tel 01257 266999 **Fax** 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**120/122/124 TOWNGATE
LEYLAND
PR25 2LQ**



Price: £375,000

- Prestigious office premises achieved by incorporating 3 original premises
- Prominent position
- Flexible Accommodation:
330 sq.m (3,560 sq.ft) gross internal floor area
263 sq.m (2,830 sq.ft) net internal floor area
- Stylishly appointed accommodation
- Car Parking

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 I Bernadette Gilkes I Ben Gilkes BSc MRICS I Matthew J Gilkes BSc (Hons) MRICS

Description:

Easily identifiable and convenient position in the centre of the Town. Office premises providing well presented and flexible accommodation.

Accommodation:
(all sizes are approx)

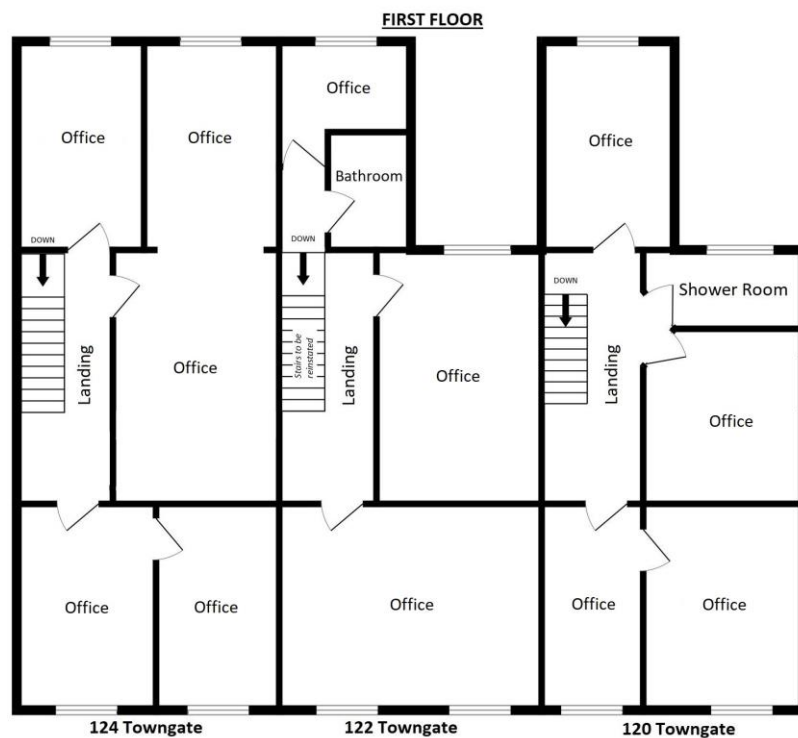
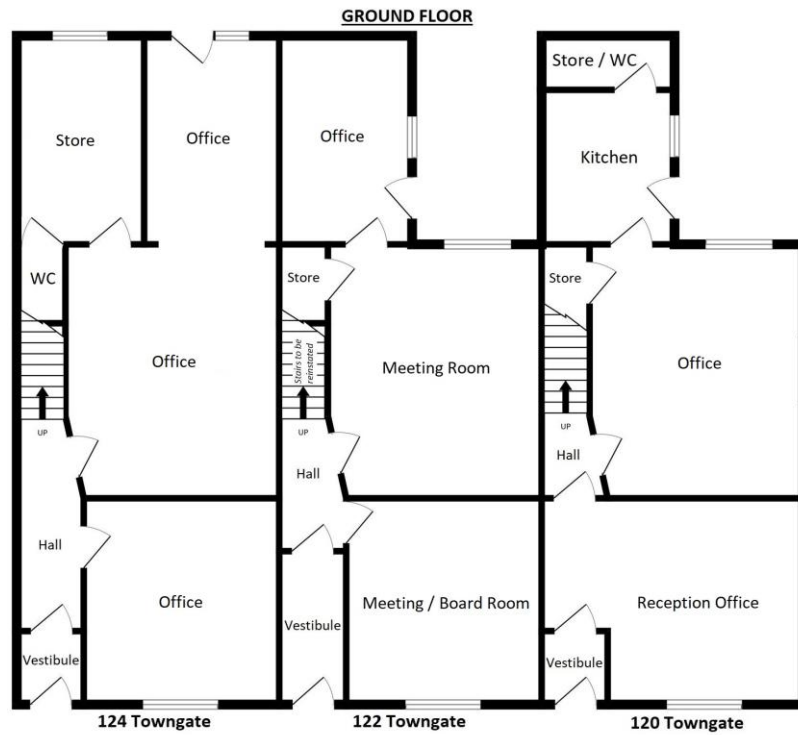
Ground Floor:

7 office rooms
Kitchen plus
Two store rooms

First Floor:

10 office rooms plus
Store Room

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.
Made with Metropix ©2023

- Outside:** Large front garden area
Rear Yard providing Parking for 4 vehicles deriving access off Broad Street and pedestrian right of way over adjoining parking spaces.
- Planning:** Premises are believed to have established use as offices but permission has been obtained for them to revert back to residential.
- Tenure:** It is understood the site is Freehold and free from Chief Rent.
- Energy Rating:** The premises have an EPC rating of D.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

Each property has gas central heating served by three independent boilers.
- Assessment:** From enquiries to the Local Authority the premises are described as office premises and assessed at a rateable value of £23,500 (1 April 2023).
- 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.

