

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**7 BRIDGE COURT
LIVERPOOL NEW ROAD
LONGTON
PRESTON
PR4 5BF**



Price: £125,000

- Modern ground floor retail unit.
- 69.25 sq m (745 sq ft) NIA.
- Established retail and office location.
- Large communal car park.

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: Office/retail unit which is part of a parade known as Bridge Court and is of single-storey with glazed window display with suspended ceiling, strip lighting and solid floor.

Location: Proceeding along the A59 Liverpool Road the entrance to Bridge Court is close to Langs Restaurant leading into the communal car park.

Accommodation: Ground Floor
(all sizes are approx) **Shop Width** 5.6m (18'4)
Shop Depth 4.7m (41'8)



Internal Sales Area Front



Internal Sales Area Rear



Kitchen



Rear Storeroom

The current internal configuration includes a front sales area and partitioned office leading to a partitioned rear store room, kitchen and disabled WC.

Outside: The building has the benefit of two rear access doors leading to rear yard.

Service Charge: It is understood that a service charge is payable for the maintenance of the communal parts which equates to £355 per annum plus VAT approximately.

Purchase Price: £125,000 One Hundred and Twenty Five Thousand Pounds. A Ground rent is also payable of £150 plus VAT.

VAT: We understand that VAT is not payable on the purchase price.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £8,200. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates department on 01772 625625 to ascertain qualification for Small Business Rates Relief.

- Services:** Mains gas, electricity and water supplies are laid on with drainage to the main sewer. The building has the benefit of central heating.
- Energy Rating:** We understand the property has an Energy Performance Certificate within Band B valid until November 2028.
- 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.