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**FOR SALE**

**249 SPENDMORE LANE  
COPPULL  
CHORLEY  
PR7 5DF**



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**Price: £150,000**

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- Ground and First Floor Office accommodation
- 90.4sq.m. (974 sq.ft.)
- Planning approval for residential use
- Rear car park/rear garden
- Convenient village location

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:** The building was originally constructed as a semi-detached Victorian residence subsequently converted for occupation as a Bank and recently used for offices.

Planning approval has been obtained for conversion to a three bedroom residence.

**Location:** Located building on the western outskirts of the village of Coppull on Spendmore Lane close to the village neighbourhood shopping district.

**Accommodation:** ***Ground Floor:***

(all sizes are approx)

Reception	39.9 sq m (430 sq ft).
Interview Office	8.5 sq m (92 sq ft).
Managers Office	8.2 sq m (89 sq ft).
Rear Hall and passage leading to Store/Former Strong Room	7.5 sq m (81 sq ft).

***First Floor:***

Front Office	20.4 sq m (220 sq ft)
Store	4.6 sq m (15 sq ft)
Separate Male & Female Toilets	
Small Kitchen/Staffroom	4.3 sq m (47 sq ft)

***Floor Areas:*** 90.4 sq m (974 sq ft) internally

Rear car park accessed from shared right of way to neighbouring property.

**Tenure:** We understand the site is leasehold for a term of 999 years from 1<sup>st</sup> May 1914 with a ground rent payable of £2.65 per annum.

**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 'Office and Premises' and assessed at a Rateable Value of £5,100.

**EPC:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.

**VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate for commercial use but not applicable for a residential sale.

**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.



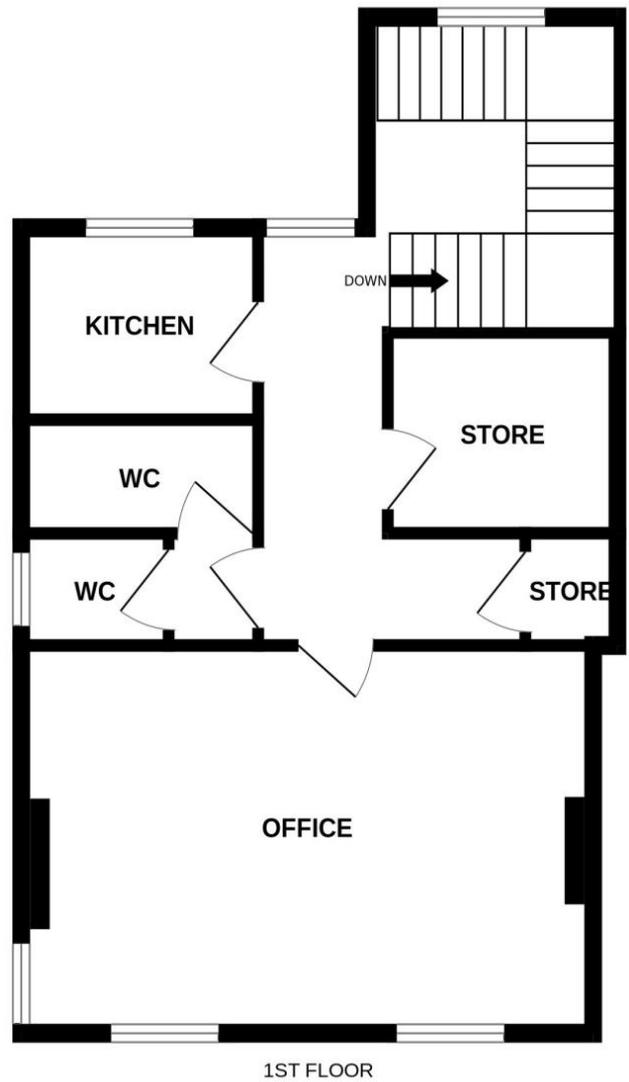
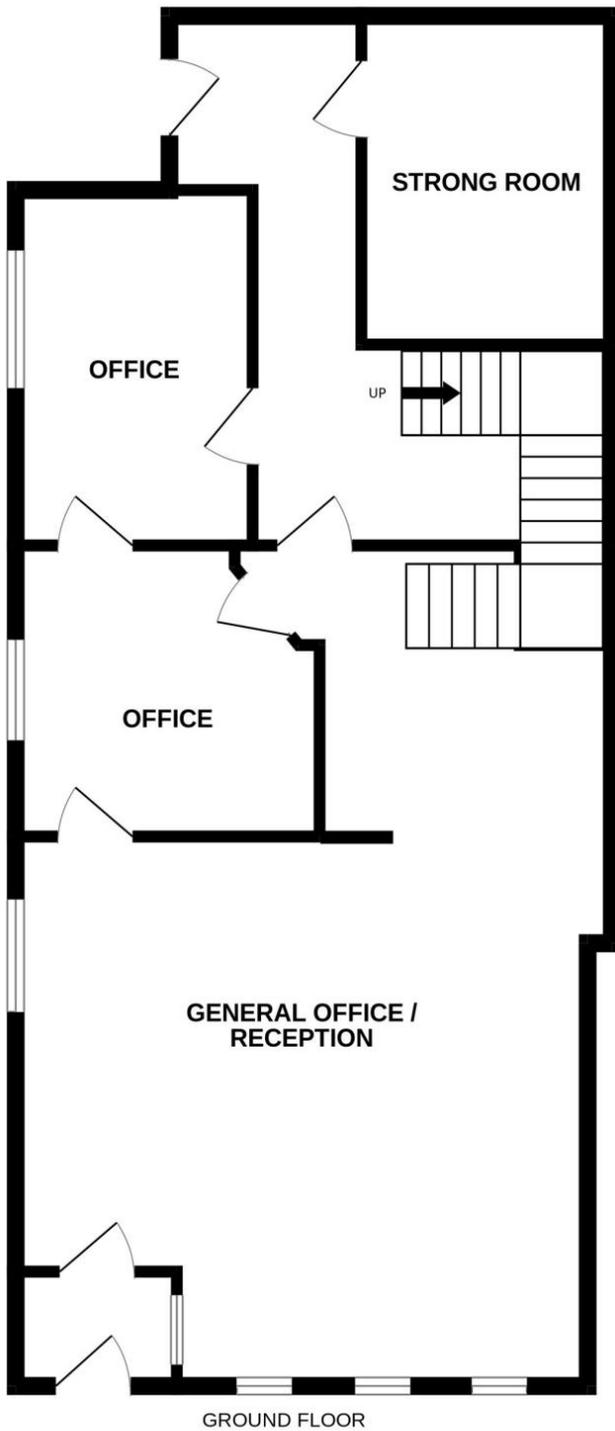
## Proposed Layout



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

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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## Existing Layout



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