

PETER E GILKES & COMPANY

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FOR SALE

**137-143 MARKET STREET
CHORLEY
PR7 2ST**



Price: £550,000

- Exceptionally spacious premises
- 1,350 sq m (14,550 sq ft)
- Prominent flagship position
- Planning Permission for:
 - retention of smaller retail shops on Ground Floor
 - 9 apartments on First and Second Floors

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:

Former premises of well-established and renowned family business providing extensive accommodation and potential for creating smaller retail units on the ground floor with 9 two and one bedroom apartments on the first and second floor.

The flagship position will enable businesses to benefit from the prominent, easily identifiable location and residents of the apartments will enjoy open aspects.

Accommodation:

(all sizes are approx)

Ground Floor

Retail Area 24m x 22.2m (76' x 78'6 x 72'9)
subdivided into four areas to the front and open area to the rear

Rear Entrance

Staff Kitchen 4m x 3m (13' x 9'9)
with stainless steel sink unit, fitted cupboards and worktops, two toilets each with pedestal wash-basin and low flush W.C.

Stock Room 10.8m x 3.6m (35'6 x 11'10)

Roller shutter door and gas fired boiler supplying heating system, second staircase

First Floor

Front Showroom area 14.5m x 9.4m plus 9.1m x 6.9m
(47'6 x 31' plus 29'9 x 22'6)

Office One 5.4m x 4.6m (17'7 x 15'1)

Office Two 4.4m x 4m (14'7 x 13')

Rear Showroom area 17.2m x 15.1m (56'6 x 51'6)

Stock Room 6.2m x 3.7m (20'3 x 12')

Second Floor

Showroom 14.6m x 9.8m (48' x 32')

Storeroom One 8.2m x 5m (26'9 x 16'3)

Storeroom Two 9.3m x 4.4m (30'6 x 14'6')

Floor Area:

1,350 sq.m. (14,550 sq.ft)

Planning:

A Prior Approval application (App. No. 24/01078/P3PAN) received consent from Chorley Council on 28 March 2024 for 9 apartments on the first and second floors and as illustrated on the drawings attached.

No significant conditions were attached and the scheme should be eligible for exemption from CIL (Community Infrastructure Levy).

The application was solely in respect of the first and second floors and therefore ground floor accommodation can be remodelled and adapted into retained smaller individual shop units as required.

Tenure:

It is understood the site is Freehold and free from Chief Rent.

Services:

Mains gas, electricity and water supplies are laid on, drainage is to the main sewer.

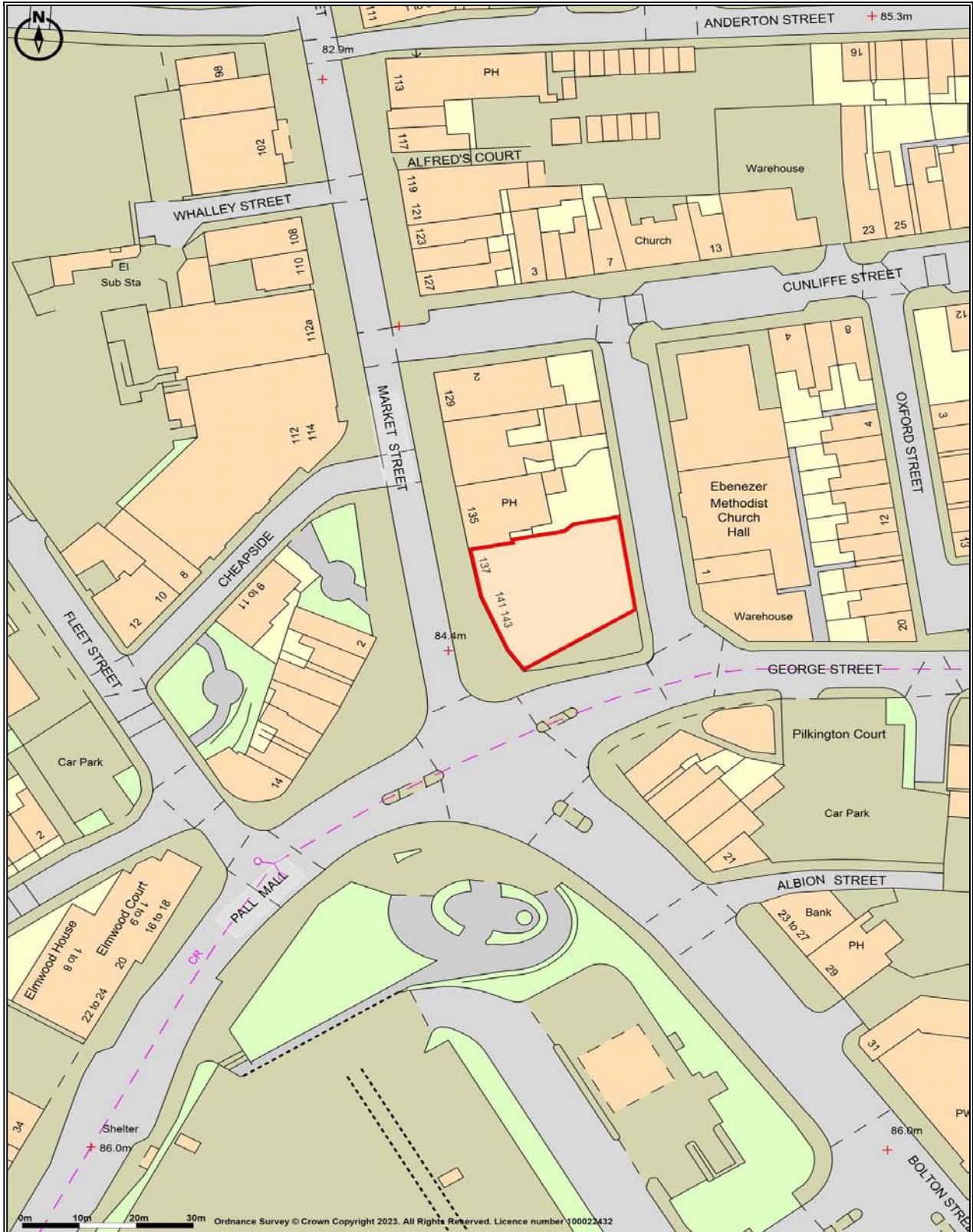
Assessment:

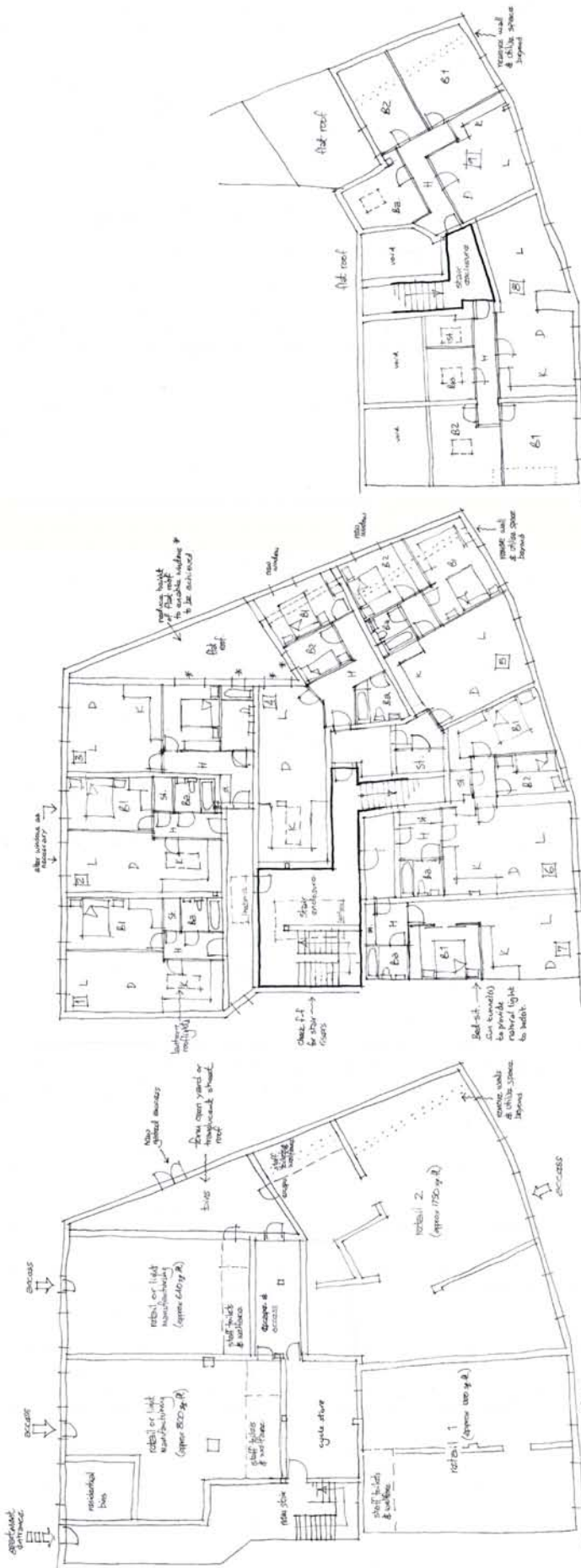
From enquiries to the Local Authority it is understood the premises are described as 'showroom and premises' and assessed at a Rateable Value of £35,000.

To View: By appointment with the agents with whom all negotiations should be conducted.

EPC: An Energy Performance Certificate will be available on request.

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.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Accommodation Schedule		Floor Area (m ²)
Apartment	Bedrooms	
1	1	49.67
2	1	48.96
3	1	48.59
4	2	66.89
5	2	74.55
6	2	71.42
7	1	48.19
8	2	90.17
9	2	75.16
Total	14	673.6

0m 5m 10m
Scale 1:100

Revision Notes

CLIENT: Peter E. Gillett & Company
 PROJECT: Proposed Conversion of Retail Premises to Mixed Use Residential
 DRAWING: Residential Floor Plans
 SCALE: A1

PROVISIONAL FOR APPROVAL

APPROVED FOR APPROVAL

DATE: 26/09/23
 SHEET: 11
 NUMBER: 23/09/05001
 REVISION: 1

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