

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**FOR SALE**

**1 CROWN STREET  
CHORLEY  
PR7 1DX**



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**Price: £150,000**

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- Deceptively spacious premises providing 142 sq m (1,530 sq ft) internally
- Previously used as offices
- Could revert back to residential as one house or two flats
- Convenient location close to Astley Park and town centre

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 deceptively spacious property has been used as offices but could easily revert back to residential as a four/five bedroom family house for which the Planning Permission has been submitted.

It is in need of some adaptation and upgrading which is reflected in the price.

Crown Street is near to the town centre and the attractive rolling expanse of Astley Park

**Accommodation: Ground Floor**

*(all sizes are approx)*

**Vestibule**

**Hall**

**Front Office Room 1** 4.2m x 3.6m (14'3 x 12') including bay window Alcove cupboard and gas space heater.

**Rear Office 2** 4.8m x 3.6m (16' x 12')

Store under stairs, feature fireplace and gas space heater.

**Kitchen** 3m x 2.1m (10'7 x 7'1)

Fitted cupboards with drawers and worktops, inset stainless steel sink unit.

**Rear Store**

Gas water heater.

**Toilet**

Low flush WC and hand basin

**First Floor**

**Spacious Landing**

Store under stairs and gas space heater.

**Front Office 3** 4.2m x 3.6m (14'4 x 12') including bay window.

Fitted cupboard, alcove shelves and gas space heater.

**Front Office 4** 2.7m x 2.1m (9'1 x 7')

Gas space heater. PVCu double-glazed window.

**Rear Office 5** 4.5m x 3.6m (15' x 12'2)

Fitted cupboard.

**Kitchen** 3.6m x 2.1m (12'6 x 7'2).

Stainless steel sink unit, worktops, gas water heater and gas space heater.

**Toilet** 2.7m x 2.1m (9'2 x 7'1)

WC, wash basin and tiling to walls

**Second Floor**

**Attic/Storeroom** 6m x 2.7m (20' x 9'8)

Access to roof void.

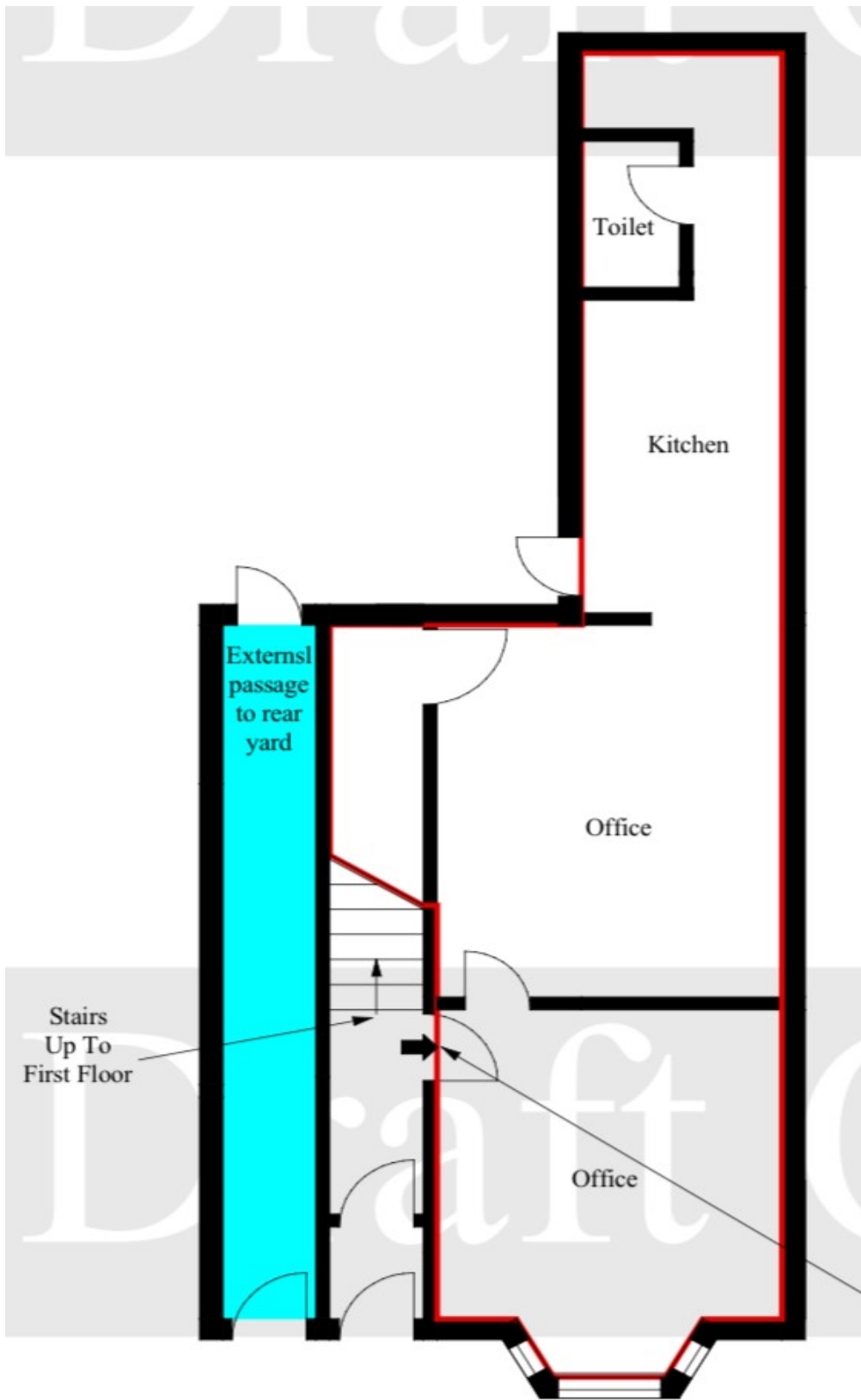
**Outside:** Private lobby giving access to sheltered and sunny rear yard.

**Floor Plan:** Floor plan for illustration purposes only – see attached

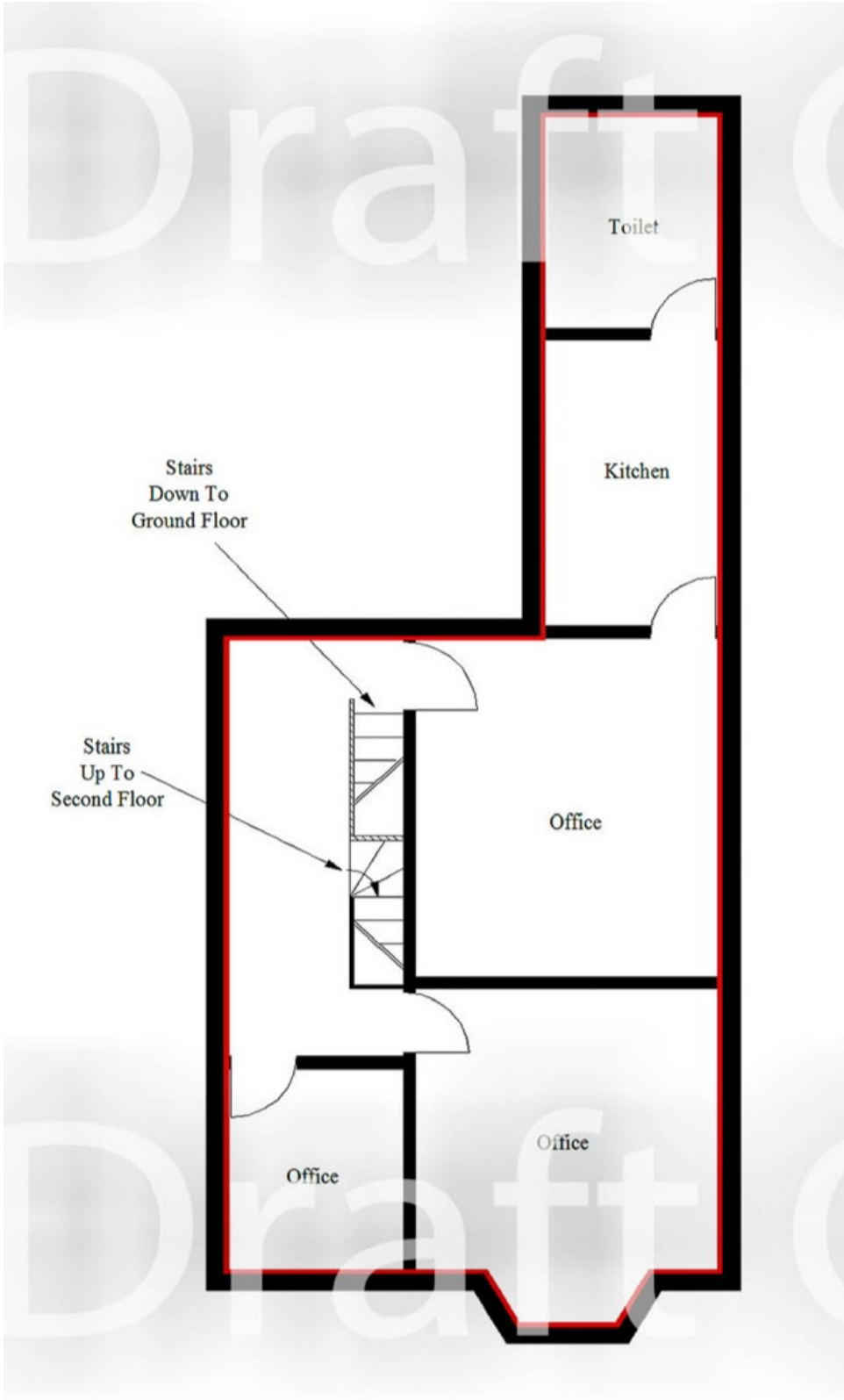
**Energy Rating:** To be provided.

- Planning:** A Planning Application as been submitted for the property to revert back to residential use either as a single dwelling or as two apartments (on ground and first and second floor) by way of a request for Prior Approval for Change of Use for Commercial/Business Premises to Dwelling House under Schedule 2, Part 3 of the Town and Country Planning Order 2015.
- Tenure:** The site is understood to be Freehold and free from Chief Rent.
- Assessment:** According to the Valuation Office Agency's website the premises are currently described as 'Offices and Premises' with a Rateable Value of £4,350 for part of ground floor and first floor and £2,150 for part of ground floor.
- The premises may qualify for Small Business Rates Relief.
- Should the property revert to residential then it would possibly be placed in Band B, similar to neighbouring properties.
- Services:** Mains gas, electricity and water supplies are laid on and the drains connect the mains sewer.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

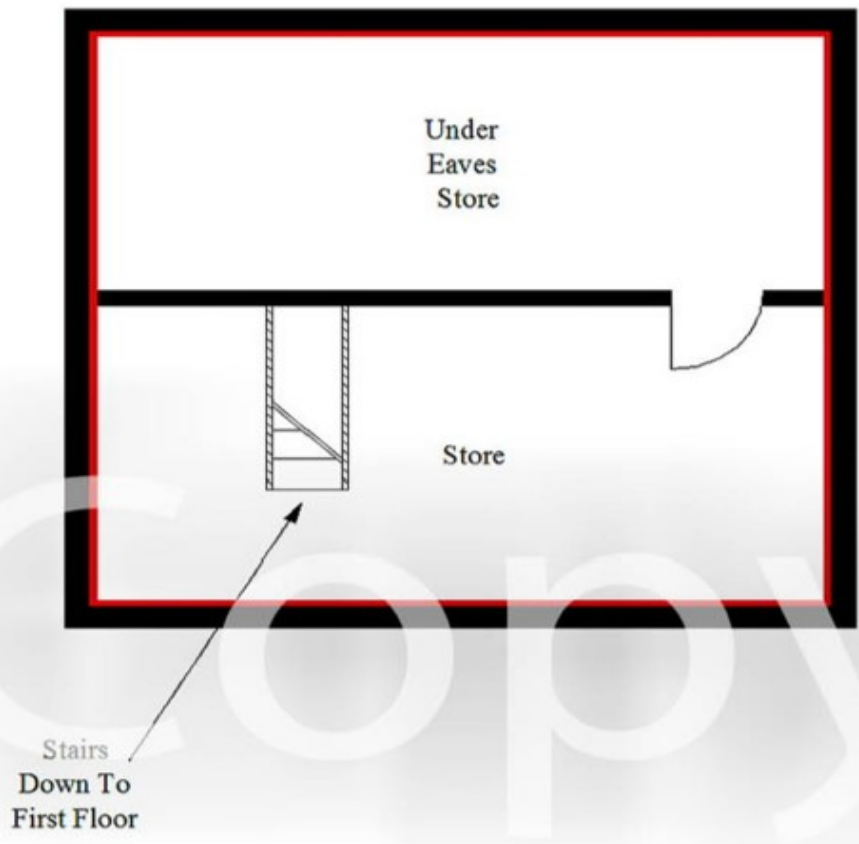




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**