

PETER E GILKES & COMPANY

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FOR SALE

**26-28 MARKET STREET
CHORLEY
PR7 2SE**



Price: Offers around £380,000

- Ground Floor former bank premises, ground floor retail and office area.
- 129 sq m (1,389 sq ft) NIA.
- First floor offices and staff area 65 sq m (700 sq ft) NIA.
- Second floor storerooms 76 sq m (821 sq ft) NIA.
- Basement 29 sq m (314 sq ft) NIA.
- Private car park to rear.
- Possible conversion to residential on first and second floors subject to prior approval.

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:** Former bank premises with many tasteful original features retained suitable for a variety of uses situated within Chorley Town Centre on a prominent roadside position and opposite a public car park.
- The first floor provides office accommodation, staff kitchen and male and female WC's. The second floor is currently used for storage.
- Subject to prior approval the first and second floor could be converted for residential use with a separate entrance and staircase in situ from Market Street. The property also has the benefit of a private car park to the rear for approximately 5 spaces.
- Location:** Proceeding onto Market Street from Park Road the property is directly on the righthand side.
- Accommodation: Ground Floor**
(all sizes are approx) **Sales Area and Offices** 129 sq m (1,389 sq ft) NIA
- First Floor**
Offices and Staff Area 65 sq m (700 sq ft) NIA
- Second Floor**
Storerooms 76 sq m (821 sq ft) NIA.
- Basement**
29 sq m (314 sq ft) NIA.
- Outside:** Private car park to the rear for approximately 5 spaces.
- Purchase Price:** Offers around £380,000 (Three Hundred & Eighty Thousand Pounds).
- VAT:** Not payable.
- Assessment:** According to the Valuation Office Agency the property is described as 'Bank and Premises' with a Rateable Value of £21,000. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to confirm eligibility for Small Business Rates Relief or Grant Assistance from the Economic Development Officer.
- Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- 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.