

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7
2SE

Tel 01257 266999 **Fax** 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**85 – 87 MARKET STREET
CHORLEY
PR7 2SU**



Price: £170,000

- Registered Charity Tenant.
- Double fronted retail unit with electric shutter.
- Ground floor sales area 109.5 sq m (1,178 sq ft)
- First floor sales area 19.2 sq m (207 sq ft)
- First storage 22 sq m (236 sq ft)
- Second floor storage 47.8 sq m (230 sq ft).

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 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: Double fronted retail unit providing split level ground floor sales area, first and second floor ancillary storage with staff accommodation.

The property is available as an investment and let to the RSCPA (Preston and District Branch) Charity No. 232256 with a term remaining of five years approximately at a rental of £10,000pa exclusive under internal repairing and insuring terms.

Location: Situated approximately midway along Market Street within Chorley Town Centre with on street car parking.

Accommodation: Ground Floor

(all sizes are approx) **Front Sales Area** 5.6m x 6.9m (15'8 x 22'10)
steps up to

Middle Sales Area 2.8m x 5.2m (9'4 x 17'2)

Rear Sales Area 3.9m x 6.7m (12'11 x 21'1)

Sales Area to the left of entrance door 2.8m x 10.8m (9'5 x 35'6)

First Floor

Front Sales 3.4m x 5.7m (11'3 x 19') plus 3.5m x 2.9m (11'9 x 9'6)

Rear Store 3.4m x 2.8m (11'3 x 9'6) plus 4.3m x 2.9m (14'4 x 9'7)

Second Floor

Storeroom 4.9m x 5.4m average (16'3 x 18' average)

Storeroom 3.2m x 6.7m average (10'6 x 22'3 average)

Staff kitchen, male and female WC's

Sale Price: £170,000 (One Hundred and Seventy Thousand Pounds).

VAT: Not applicable.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £15,500.

Services: Electricity and water supplies are laid on, drainage to main sewer.

Energy Rating: The property has an Energy Performance Asset Rating within Band G with the certificate issued on the 22nd April 2015.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

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