

PETER E GILKES & COMPANY

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FOR SALE

**DEVONSHIRE ROAD GARAGE
178 DEVONSHIRE ROAD
CHORLEY
PR7 2BY**



Price: £185,000

- 3,900 sq. ft. (362 sq m)
- Suitable for continued use as workshops/storage
- Planning Permission for redevelopment for four 2 bedroom apartments
- In need of some repair
- Near to all amenities

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: Enjoying a central and very convenient position, deceptively spacious workshops/storage premises with the benefit of Planning Permission for four 2 bedroom apartments.

The building is in need of some repair which is reflected in the price.

Location: The premises are situated close to the junction of Devonshire Road with St Thomas's Road.

Accommodation:
(all sizes are approx)

Ground Floor/Workshop 1 12.3m x 11.4 m (40' x 37'6")
Two bays and office partitioned off, roller shutter door

Side Store 17.4 m x 5.4m (57' x 17'8")
Roller shutter door

Side Store 2 8.9 m x 3.7m (29'3" x 12')

First Floor Large Store 12.2 m x 11.8m (40' x 25'9")
Partition walls creating office.
kitchen and toilets.

Outside: Outside forecourt providing parking space.

Tenure: The site is understood to be Freehold and free from Chief Rent.

EPC: Energy Performance Certificate will be available if required.

Services: Mains electricity, including 3 Phase and water are laid on, gas is available. Drainage is to main sewer.

Planning: Outline Planning Permission was granted on the 18th January 2023 for the erection of an apartment block of up to 4 apartments (App. No. 21/01091/OUT).

No particular onerous conditions were applied.

Full details of the Application can be seen on Chorley Council's website www.chorley.gov.uk

CIL: As the development is for apartments the scheme will be eligible for exemption from the Community Infrastructure Levy (CIL).

Assessment: The premises are currently described as workshop and premises and assessed at a rateable value of £6,900. It may be eligible for small business rate relief, further enquiries should be made of the local authority.

To View: Strictly by appointment with the Agent 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.

Devonshire Garage 178 Devonshire Road Chorley PR7 2BY



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

PEG V1 12.08.2024

ELEVATIONS 1:100



FRONT

SIDE (R)

REAR

SIDE (L)

FLOOR PLANS 1:100

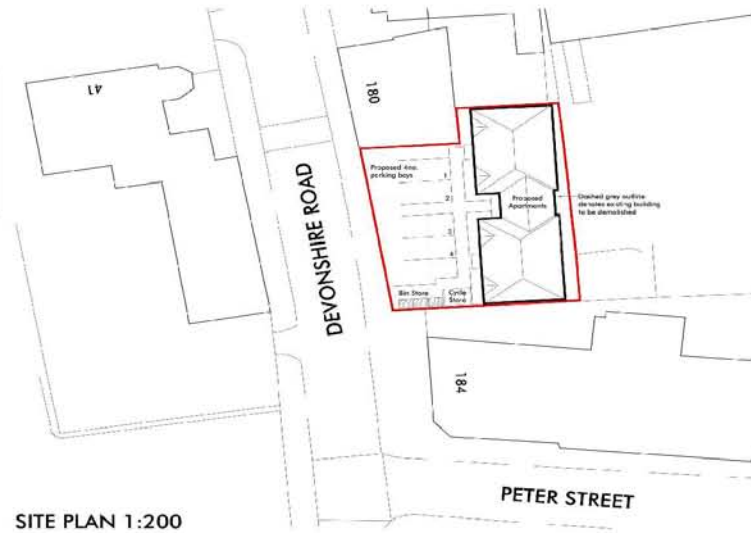


GROUND FLOOR



FIRST FLOOR

Proposed Floor Area:
 Apt. 1 & 2: 61.84m² / 663m²
 Total: 246.50m² / 2652m²



SITE PLAN 1:200

INDICATIVE STREET SCENE 1:100



No. 180

Proposed Apartments

No. 184



0m 5m 10m
 Scale 1:100
 0m 10m 20m
 Scale 1:200

Revision Notes:

CLIENT	Suffolk Life
PROJECT	Proposed Residential Development following Demolition of Existing Industrial Unit at Devonshire Road Garage, Devonshire Road, Chorley, PR7 2BY
DRAWING	Proposed Plans, Elevations & Street Scene
DRAWN	WA DATE 09/07/21 PLUMBER 20/124/P01
SCALE	Varies SHEET A1 REVISION -

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