

**PETER E GILKES & COMPANY**

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**FOR SALE**

**11 ST GEORGE'S STREET  
CHORLEY  
PR7 2AA**



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**Price: £235,000**

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- Town centre office/light industrial accommodation.
- Deceptively large with development potential.
- 217 sq m (2,335 sq ft) NIA.
- Rear loading.

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 printers workshop on the ground floor and first floor offices within Chorley town centre. The accommodation provides the flexibility for an owner/occupier or investor and subject to Planning Approval maybe suitable for residential redevelopment.

The building provides one private car parking space on a Licence and loading facilities to the rear with on-street car parking available.

**Location:** Proceeding out of Chorley town centre along Market Street and turn left onto St George's Street where the building is approximately 80m on the left hand side.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Front** 65.2 sq m (691 sq ft).

**Rear** 76.9 sq m (827 sq ft).

**Mezzanine and Office** 35 sq m (376 sq ft).

**First Floor**

**Four interconnecting Offices, Kitchen and WC** 41.75 sq m (449 sq ft).

**For Sale:** £235,000 (Two Hundred and Thirty Five Thousand Pounds).

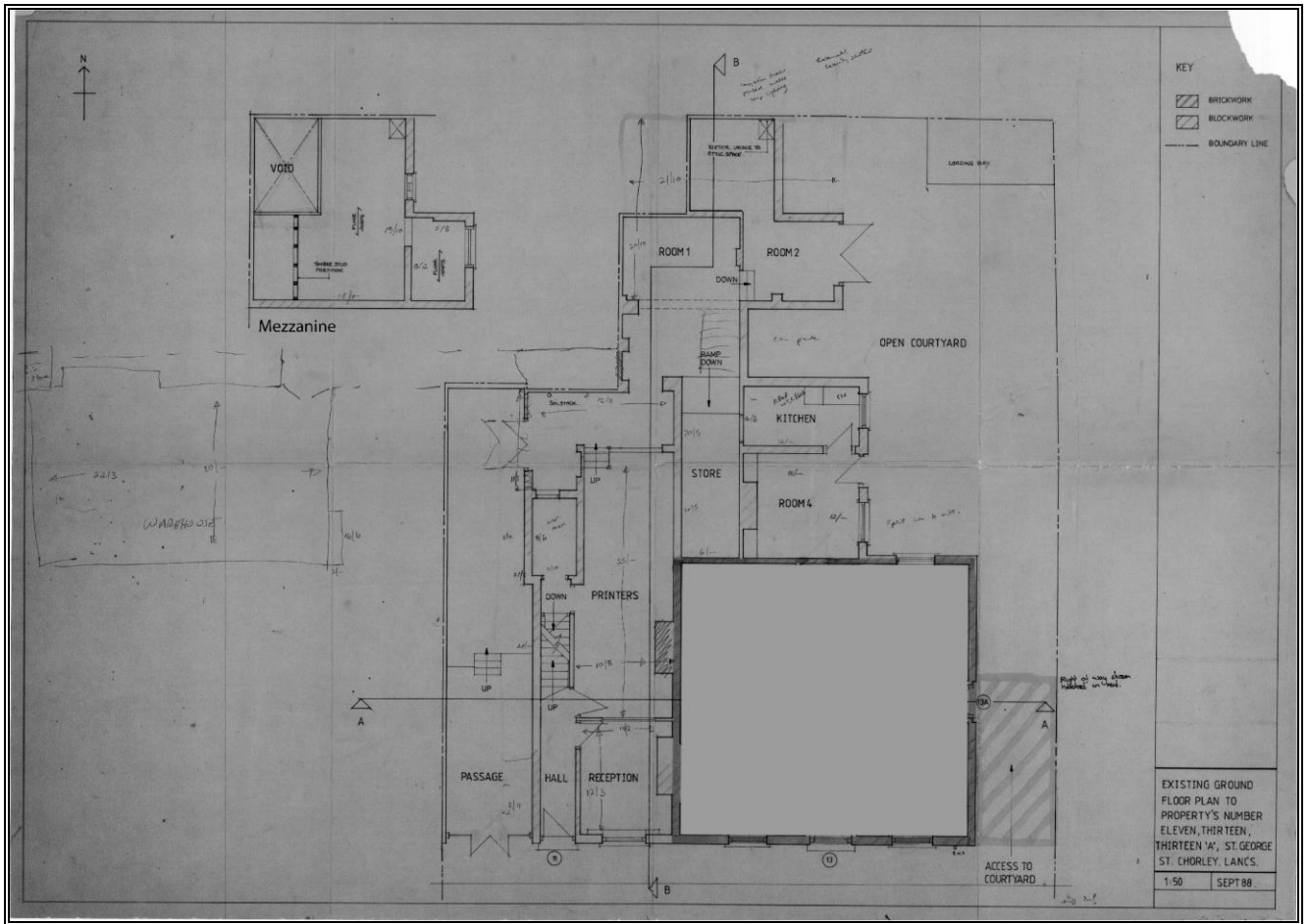
**Assessment:** According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £5,800. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish eligibility for Small Business Rates Relief.

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

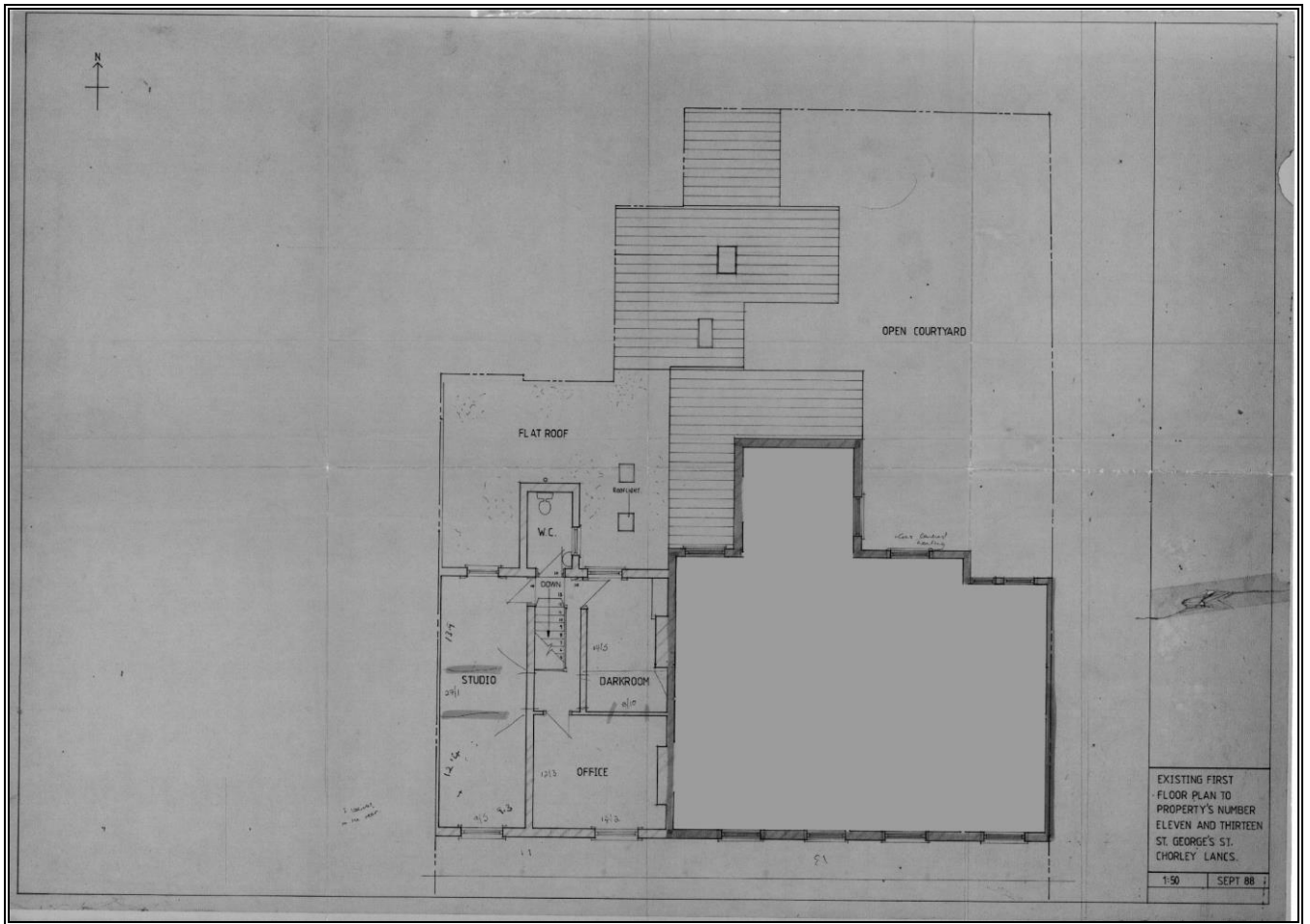
**Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

**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.



Ground Floor Layout



First Floor Layout