

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**129 MARKET STREET
CHORLEY
PR7 2SG**



Price: £460,000

- Multi-let town centre investment.
- Large ground floor retail unit.
- First floor office accommodation.
- Three 1 bedroom flats.

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: Multi-let town centre investment providing retail, offices and residential accommodation.

All tenancies have separate entrances from the front, side and rear elevations.

Location: Proceeding along Market Street towards Asda the building is located at the junction with Cunliffe Street, with two of the flats having access from George Street.

Accommodation:
(all sizes are approx)

Address	Floor Area	Tenancy Information
Ground Floor & Basement 129 Market Street, Chorley	Ground Floor 153 sq m (1,652 sq ft) NIA. Basement Storage 53.4 sq m (574 sq ft).	Let at £17,000 per annum exclusive with effect from August 2022 for a term of six years with a rent review and Tenant only break clause on the 3 rd anniversary.
Flat 1, George Street	45 sq m (484 sq ft).	Occupied under an Assured Shorthold Tenancy at £5,100 per annum exclusive.
Flat 2, George Street	37 sq m (400 sq ft).	Occupied under an Assured Shorthold Tenancy at £5,100 per annum exclusive.
First Floor Office 1	11.5 sq m (123 sq ft).	Occupied under a Licence Agreement at £2,076 per annum inclusive of heating and electricity.
First Floor Office 2	11.3 sq m (121 sq ft).	Available To Let.
First Floor Office 3	41.3 sq m (445 sq ft).	Occupied under a Licence Agreement at a rental of £5,100 per annum inclusive of heating and electricity.
Second Floor 1 bedroom flat	65 sq m (700 sq ft). plus bathroom.	Occupied under an Assured Shorthold Tenancy at a rental of £5,940 per annum exclusive.
Window Room facing Cunliffe Street	To be confirmed	Available To Let at £2000 per annum.

Price: £460,000 (Four Hundred and Sixty Thousand Pounds).

VAT: VAT is not payable.

Assessment: According to the Valuation Office Agency's website the building has the following Rateable Values.

129 Market Street is described as 'Shop and Premises' with a Rateable Value of £13,750.

Office 1, First Floor 129 Market Street, Chorley is described as 'Offices and Premises' with a Rateable Value of £3,850.

Office 2, First Floor 129 Market Street, Chorley is described as 'Offices and Premises' with a Rateable Value of £1,725.

Office 3, First Floor 129 Market Street, Chorley is described as 'Offices and Premises' with a Rateable Value of £1,700.

It is understood that the three flats are within Band A for Council Tax purposes.

All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department and Council Tax Department to confirm the above as being correct on 01257 515151

Services: Other than the three first floor offices the accommodation has split services for gas, electricity and water. Drainage is to the main sewer.

Energy Rating: 129 Market Street, Chorley has an Energy Rating within Band B valid until the 9th February 2032.

129a market Street, Chorley has an Energy Rating within Band E valid until 5th April 2033.

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 Shop - Front



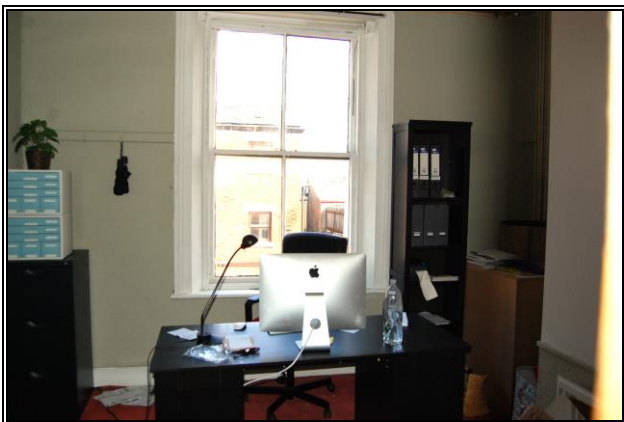
Ground Floor Shop - Middle



Ground Floor Shop - Rear



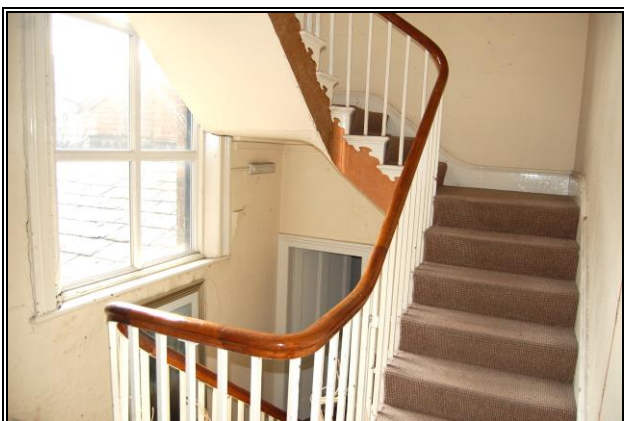
Ground Floor Café Outdoor Seating Area



First Floor Office 1



First floor Office 3



Internal Stairwell



Rear Elevation



George Street Flat 1 - Lounge



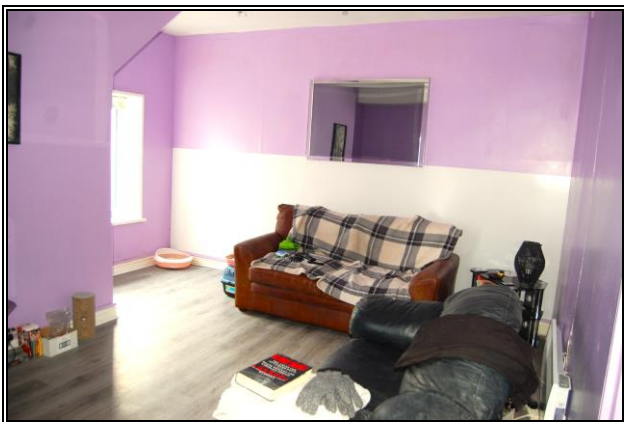
George Street Flat 1 - Kitchen



George Street Flat 1 – Bedroom and En-Suite



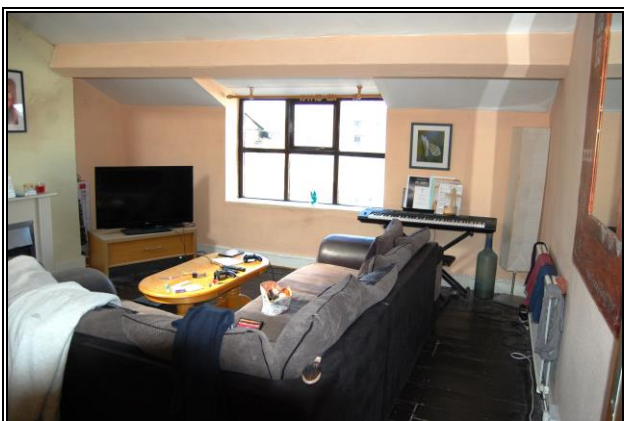
George Street Flat 2 – Kitchen



George Street Flat 2 - Lounge



George Street Flat 2 - Bedroom



Second Floor Flat - Lounge



Second Floor Flat – Bedroom



Second Floor Flat – Kitchen