

PETER E GILKES & COMPANY

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FOR SALE

**62 CHAPEL STREET
CHORLEY
PR7 1BS**



Price: £165,000

- Ground floor retail unit 37.5 sq m (403 sq ft) NIA
- Basement 13.4 sq m (145 sq ft).
- First floor flat.
- Town centre location opposite bus station.
- Prominent roadside location.

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.

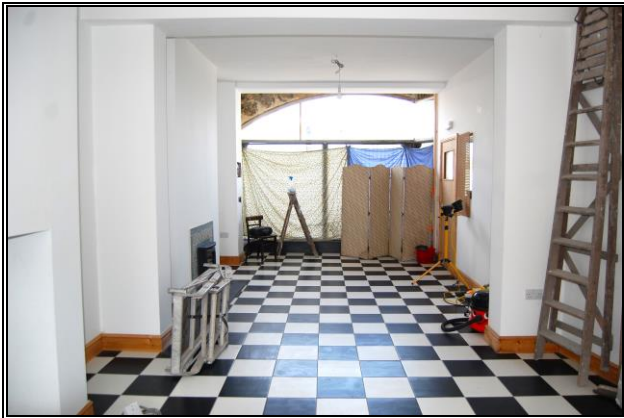
CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

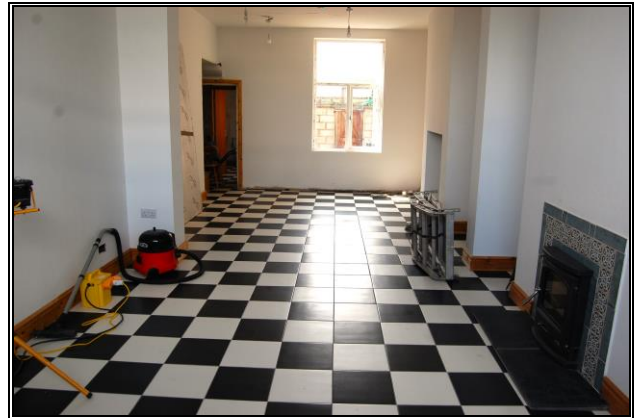
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



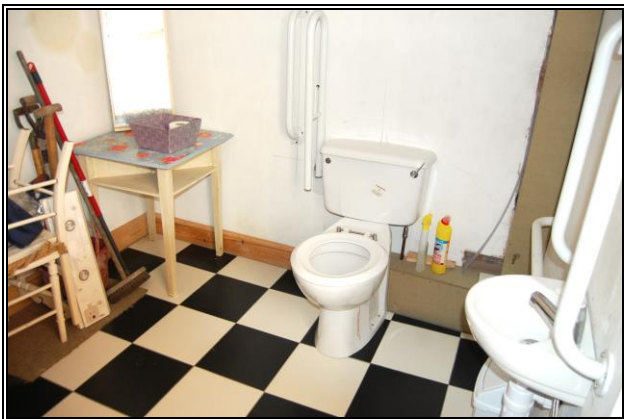
- Description:** Prominent ground floor retail unit with separately accessed first floor flat in Chorley Town centre opposite the bus station with basement storage.
- Location:** Proceed along Chapel Street towards the bus station and the premises are directly opposite.
- Accommodation:** **Ground Floor**
(all sizes are approx) **Open Plan Sales Area** with bay window average 4m x 8.6m (13'1 x 28'2).
Rear Disabled WC with rear door into yard area
Basement 3.4 sq m (145 sq ft).
- First Floor**
Kitchen / Lounge 5m x 3.75m (16'4 x 12'3).
Bedroom 3.3m x 4.5m (10'8 x 14'7).
Bathroom including corner bath, low level WC and hand basin
- Outside:** Enclosed yard leading to communal alleyway accessed off Victoria Street.
- Price:** £165,000 (One Hundred and Sixty Five Thousand Pounds).
- VAT:** Not payable.
- Tenure:** It is understood the side is Freehold and free from Chief Rent.
- The first floor flat is let at a rental of £450 per month for a term of six months from October 2024.
- Assessment:** According to the Valuation Office website the property is described as being under reconstruction and therefore no rating assessment is applicable.
- It is assumed that the first floor flat is within Band A for Council Tax purposes. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates and Council Tax Department on 01257 515151.
- Services:** The ground floor has an electricity meter with the first floor having a sub-meter and water supplies are laid on with drainage to main sewer. The first floor flat has a separate gas supply serving a combi boiler.
- Energy Rating:** We are awaiting an Energy Performance Certificate in respect of the ground floor which will be available upon request. The first floor has an Energy Rating within Band D valid until the 29th July 2026.
- 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 Rear



Ground Floor WC



First Floor Flat Lounge and Kitchen



First Floor Flat Bedroom



First Floor Flat Bathroom



Basement



Rear Yard Front



Rear Yard Rear