

**PETER E GILKES & COMPANY**

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**FOR SALE**

**6 CHAPEL STREET  
CHORLEY  
PR7 1BW**



**Price: £225,000**

- Prominent and established position
- Amidst prime retail area
- Spacious premises
- Genuine reason for sale

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:** The premises provide bright, well presented accommodation in a prominent prime position amidst the main traditional area of the town.
- The premises are available due to the retirement of the owner who has occupied and traded from the premises for over 40 years.
- Location:** Proceeding along Chapel Street from the junction of Market Street the property is 30m approximately on the right hand side.
- Accommodation: Ground Floor**  
(all sizes are approx)
- Sales Shop** 9.4m x 4.5m (31' x 14'9)  
Modern display window, suspended ceiling with inset lighting, tiled walls and tiled floor.
- Refridgerator**  
With hand basin.
- Preparation Room** 3m x 3m plus 3.2m x 2.2m (10' x 10' plus 10'6 x 7'3))  
Suspended ceiling, wipe down wall surfaces, tiled floor, stainless steel sink unit with electric heater for hot water.
- Cellar** 6.7m x 4m (22' x 13'3)  
Wipe down ceiling, wall surfaces, tiled floor, deep freeze chiller, stainless steel sink unit.
- Small Rear Store**
- First Floor**
- Front Room/Office** 4.5m x 3.6m (14'9 x 12')  
Brick feature fireplace.
- Staff Room** 5.2m x 4.5m (17' x 14'9)  
Stainless steel sink unit and worktop.
- Toilet**  
Low flush W.C. and hand basin.
- Rear Landing to:
- Toilet**  
Low flush W.C. and hand basin.
- Second Floor**  
Approached by a panelled off spiral staircase leading up to two rooms.
- Outside:** Small rear yard.
- Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £12,750. All interested parties should make their own enquiries with Chorley Borough Council to ascertain eligibility for Small Business Rates Relief or grant assistance on 01257 515151.
- Services:** Electricity and water supplies are laid on with drainage to main sewer
- Energy Rating:** We understand the property has an EPC within Band C valid until 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.











