

PETER E GILKES & COMPANY

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FOR SALE

**Takeaway Premises
with spacious living accommodation**

**78 CHORLEY ROAD
ADLINGTON
CHORLEY
PR6 9LG**



Price: £179,500

- Spacious premises equipped as Takeaway business with living accommodation.
- Prominent readily identifiable position.
- Retirement prompts disposal of long established family business.
- Additional fixtures, fittings and equipment available by negotiation.
- 5 Star Hygiene Rating.

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 prominent easily identifiable main road position in the thriving settlement of Adlington. Long established Chinese Takeaway and Chip Shop premises available due to the retirement of proprietors.

It offers spacious accommodation with combined living accommodation with kitchen preparation and storage space.

Additional fixtures and fittings can be made available by negotiations.

Location: Premises are situated on the north of the settlement, close to the village centre and surrounded by densely populated areas.

Accommodation: Ground Floor

(all sizes are approx)

Sales Shop 4.6m x 4m (14' x 13'3)

Modern shop front with tiled walls, tiled floor, 3 pan fish fryer with stainless steel counter and work top.

Living/Staff Room 4.5m x 4.1m (15' x 13'6)

Store under stairs, part tiled walls, tiled floor

Kitchen 3m x 1.8m (10'1" x 6')

Extractor hood, stainless steel sink unit, tiled walls, tiled floor

Preparation Room 4.6m x 2.1m (15'2" x 7')

Fitted base cupboard with work top, matching wall cupboards, tiled floor.

Store Room 4.5m x 1.8m (15' x 6')

Tiled walls, tiled floor, stainless steel sink unit

First Floor

Front Bedroom 1 4.3m x 4.2m (14'2 x 14'1)

Rear Bedroom 2 3.6m x 3.1m (12' x 10'4)

Fitted wardrobes with cupboards above

Cylinder cupboard with electric conversion heater installed

Bathroom

3-piece suite with electric shower over bathroom

Outside

Rear Yard providing car parking space.

WC

Store

Electric power for refrigerators

- Energy Rating:** The property has an Energy Rating of C.
- Tenure:** It is understood the site is Leasehold and for a residue of term of 999 years, subject to a nominal Ground Rent of £5 per annum.
- Assessment:** The premises are described as 'Shop and Premises' and assessed at rateable value of £3,850, and possibly eligible for Small Business Rate Relief.
- Services:** The services, mains gas, electricity and water supplies are laid on, drainage is to the 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 any other appliances and fittings where applicable.



