PETER E GILKES & COMPANY 44 Market Street, Chorley, Lancashire, PR7 2SE Tel 01257 266999 Fax 01257 264256 Email info@peteregilkes.co.uk



# FOR SALE

## 1 CROSTON ROAD LOSTOCK HALL PRESTON PR5 5RS



# Price: £197,500

- Spacious and extended premises
- Permitted continued commercial use or for a residence or two apartments
- Prominent and strategic location
- Generous parking

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

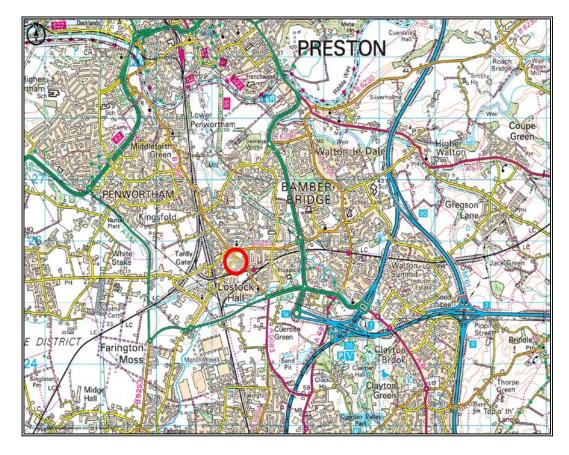


**Description:** Semi-detached premises which have been used as a Medical Surgery and for which Consent has been obtained for it to revert back to a single residence or as two apartments.

It can possibly be used for other purposes e.g. offices, children's nursery.

It is set amidst generous grounds providing plentiful parking in a strategic location that is convenient for comprehensive amenities and access onto the M6, M61 and M65 motorways.

### Location:



#### **Accommodation: Ground Floor**

(all sizes are approx.) Reception Hall

Hall 4.2m x 3.3m (13'10" x 10'10")

#### Inner Hall

Surgery 1 6.3m x 3.3m (20'1" x 10'9") Sink unit and central heating radiator.

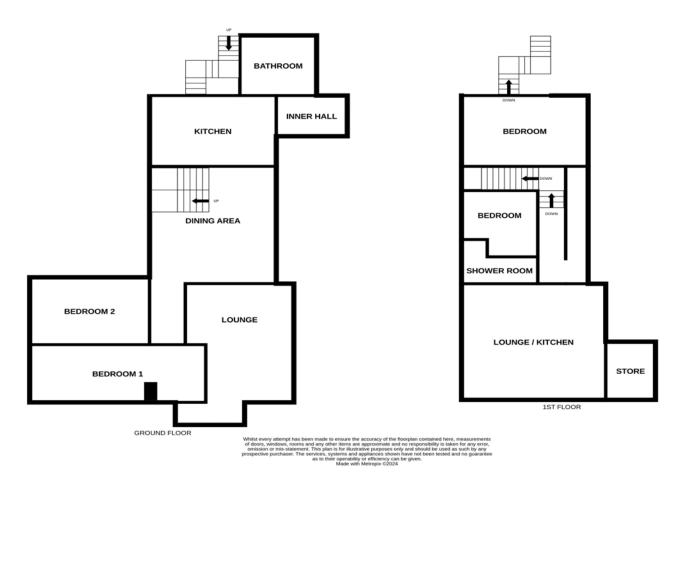
Surgery 2 4.0m x 2.8m (13'1" x 9'1") Wash basin and central heating radiator.

Office 4.7m x 3.6m (15'6" x 11') central heating radiator.

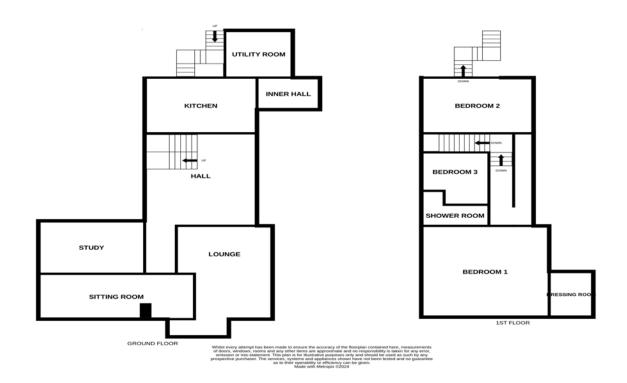
**Rear Room** 4.0m x 2.9m (13' x 9'6") Cupboard containing gas fired boiler supplying central heating system and hot water. Central heating radiator.

	Disabled toilet, WC and Wash basin 2.7m x 2.4m (8'10" x 8') Central heating radiator.
	<b>First Floor</b> Front Room 4.8m x 4.5m (15'10" x 14'8") Central heating radiator and washbasin.
	Store Room 2.4m x 1.8m (8' x 6')
	Kitchen Stainless steel sink unit, fitted cupboards and worktop, wall cupboard.
	Toilet WC and pedestal wash basin. Central heating radiator.
	<b>Rear Room</b> 4.3m x 2.9m (14'2" x 9'6") Central heating radiator and door leading out onto external metal staircase.
Outside:	Large forecourt providing parking for 9 vehicles with side driveway leading to rear courtyard providing parking for further 3 vehicles.

# Floor Plan: As two flats



### As a house



- **Tenure:** We understand the site is Freehold but this is to be confirmed by Legal Advisors.
- **Assessment:** The property is currently described as "Surgery and Premises" and assessed at a Rateable Value of £13,000 but this will be amended on Change of Use.
- **Planning:** The current use as "Surgery and Premises" falls under Use Class E which allows for the premises to be used for retail, offices, children's nursery etc. Permitted development has also been obtained for it to revert to a single dwelling or as two apartments from South Ribble Borough Council (App No. 07/2024/00212/PAP).
- **Services:** Mains gas, electricity and water supplies are laid on, drainage is to main sewer.
- **Energy Rating:** The Property has an Energy Rating of D.
- **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.

















