

PETER E GILKES & COMPANY

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FOR SALE

**61 CHAPEL STREET
CHORLEY
PR7 1BU**



Price: £80,000

- Town centre retail accommodation.
- Three-storey accommodation.
- 109 sq m (1,178 sq ft) NIA.
- Separately accessed basement.

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 property is a mid terrace, former weavers cottage forming part of a group of similar houses that are Grade II Listed and also form part of St George's Conservation Area.

Situated on the main retail centre of the town with limited short stay car parking within the vicinity.

The property is of conventional construction with main walls faced in brick with cement covering on stone foundations under a pitched slate roof. The ground floor has been extended to the rear into the yard area and is of a brick construction with a mono pitch slate roof.

Location: Proceed along Chapel Street from the Town Centre and the building is opposite St George's Church.

Accommodation: Ground Floor

(all sizes are approx)

Sales Shop:

Rear sales display area (formed from enclosing original yard).

Rear store and small kitchen:

Storeroom

underneath staircase.

First Floor

Front office:

Landing and storage:

Rear storeroom:

Former bathroom:

WC and handbasin with gas fired combi boiler.

Basement:

Approached by external staircase leading down to two rooms.

Price: £80,000 (Eighty Thousand Pounds).

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £6,200.

Services: It is understood mains gas, electricity and water supplies are laid on with drainage to the main sewer.

Occupation: The premises are currently trading as Anise retailing fancy goods, homeware, decorations, fragrances and soft furnishings. It is understood he has been in occupation since July 1994 with the current passing rent being £6,480 per annum (£540 pcm).

Energy Rating: The property has an Energy Performance Certificate within Band E valid until November 2034.

VAT: Not payable.

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.