

PETER E GILKES & COMPANY

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FOR SALE

**1-3 CLIFFORD STREET
CHORLEY
PR7 1AQ**



Price: £130,000

- Prominent town centre retail accommodation.
- Available with vacant possession.
- 150 sq m (1,617 sq ft) NIA.
- Potential for conversion of first floor to residential. (Subject to Planning Approval).

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:	<p>The premises are located at the corner of Clifford Street and Chapel Street occupying a prominent trading position on the fringe of the main retail area of Chorley Town centre.</p> <p>Near to the bus station and entrance to B&M Bargains Store and within St George's Conservation Area.</p>
Location:	Proceeding up Chapel Street from the Town Centre the premises are located at the junction with Clifford Street.
Accommodation: <i>(all sizes are approx)</i>	<p>1 Clifford Street, Chorley, PR7 1AQ</p> <p>Ground Floor:</p> <p>Entrance Porch:</p> <p>Reception:</p> <p>Treatment Room:</p> <p>Office:</p> <p>Basement:</p> <p>Entrance Porch:</p> <p>Reception:</p> <p>Treatment Room:</p> <p>Office</p> <p>3 Clifford Street, Chorley, PR7 1AQ</p> <p>Ground Floor:</p> <p>Entrance:</p> <p>Kitchen and WC:</p> <p>Staircase: leading up to</p> <p>First Floor:</p> <p>Former Salon: including two back washes.</p> <p>Open tread timber staircase: leading up to</p> <p>Second Floor:</p> <p>Two partitioned storerooms.</p>
Price:	£130,000 (One Hundred and Thirty Thousand Pounds).
Assessment:	According to the Valuation Office website 1 Clifford Street, Chorley is described as 'Shop and Premises' with a Rateable Value of £4,800. The assessment for 3 Clifford Street, Chorley describes the property as 'Hairdressing Salon and Premises' with a Rateable Value of £4,650. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.
Services:	It is understood ground and first floor have separate services with mains electricity and water supplies laid on with drainage to the main sewer.

- Occupation:** The basement, ground floor, first floor and second floors are currently vacant.
- Energy Rating:** 1 – 3 Clifford Street has an Energy Rating within Band B valid until January 2035 and 3 Clifford Street has an Energy Performance Certificate within Band D 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.



1 Clifford Street – Reception Front



1 Clifford Street – Basement Treatment Room 1



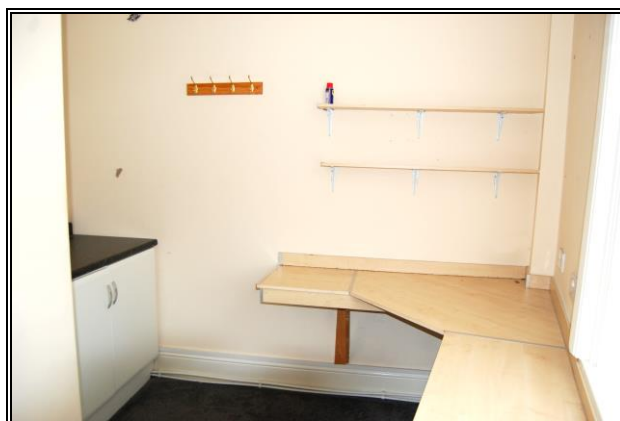
1 Clifford Street – Basement Treatment Room 2



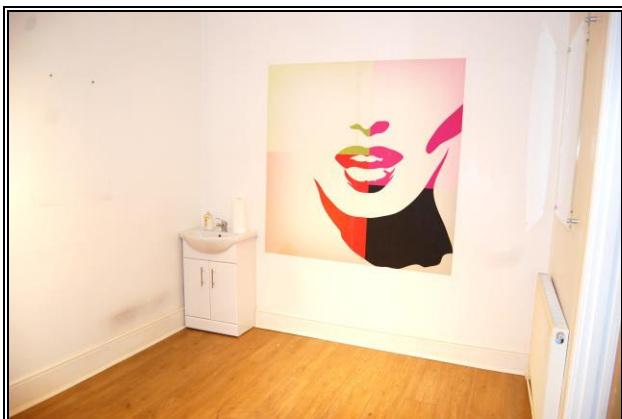
1 Clifford Street – Basement WC



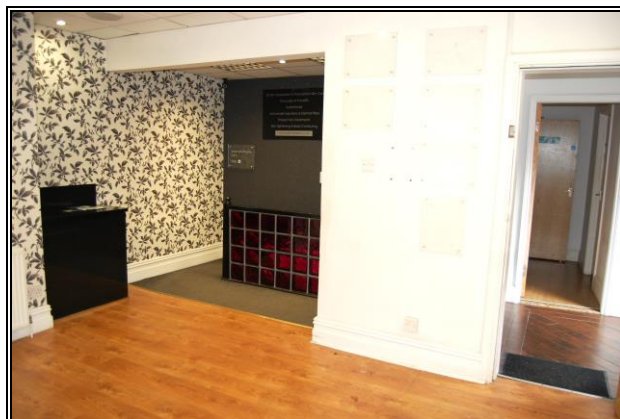
1 Clifford Street – Basement Store



1 Clifford Street – Ground Floor Office



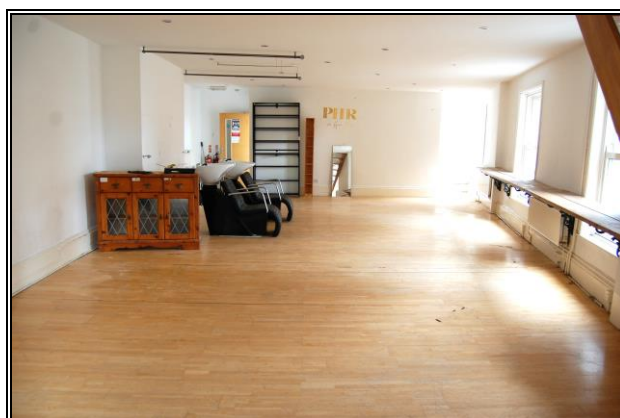
1 Clifford Street – Ground Floor Treatment Room



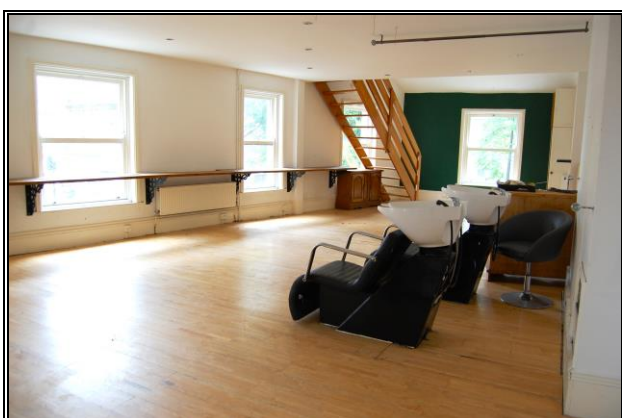
1 Clifford Street – Ground Floor Reception Rear



3 Clifford Street – Entrance & Staircase



3 Clifford Street – First Floor Salon North



3 Clifford Street – First Floor Salon South



3 Clifford Street – Ground Floor Kitchen



3 Clifford Street – Second Floor Storeroom 1



3 Clifford Street – Second Floor Storeroom 2