

PETER E GILKES & COMPANY

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FOR SALE
208 EAVES LANE
CHORLEY
PR6 0ET



Price: Offers over £165,000

- Deceptively spacious retail premises
- Ground Floor Sales & Store – 93 sq m (1010 sq ft)
- First Floor Showroom/Display – 77 sq m (825 sq ft)
- Prominent Position
- Convenient 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: The premises occupy a prominent easily identifiable and accessible position on Eaves Lane, one of the main arterial roads of the town in which carries a significant amount of traffic.

It was built originally as a Co-op and therefore is of substantial construction with several attractive architectural features.

Accommodation: Ground Floor

(all sizes are approx) **Sales Shop** 8.4m x 6m (27'6 ft x 19'6 ft)

Rear Sales 5.3m x 4.8m (17'6 ft x 15'8 ft)

Storeroom 4.6m x 4.1m (15' x 13'6 ft)

Kitchen

With sink unit, cupboards and worktops.

Toilet

Low flush WC.

First Floor

Showroom 13.4m x 6m (44' x 19'6 sq ft)

Basement

Front Room 6m x 0.3m (27' x 19'6 ft)

Rear Room 6m x 4.9m (19'6 x 16' ft)

Outside: Private forecourt.

VAT: Not payable.

Tenure: It is understood the site is Freehold and free from Chief Rent.

Assessment: The property is described as shop and premises at a rateable value of £8,300 per annum. Businesses may be eligible for Small Business Rate Relief. Parties should make their own enquiries with Chorley Council Business Rates and Council Tax department on 01257 515151.

Services: Mains gas, electricity and water supplies are laid on, drainage to the main sewer.

Energy Rating: Energy Performance Certificate is awaited and will be available in due course.

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.

