

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**HIGH STREET CHAMBERS
32 – 34 HIGH STREET
CHORLEY
PR7 1DU**



Price: £400,000

- Property investment including two ground floor retail units.
- Vacant two ground floor offices 47.75 sq m (505 sq ft) NIA.
- Vacant first floor offices 115 sq m (1,238 sq ft) NIA.
- Vacant second floor offices 97 sq m (1,045 sq ft) NIA.
- Town centre location.

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: Long established former Solicitor's office suitable for occupation by other professional users or owner occupier with the benefit of two separate rental incomes.

The building presents a traditional stone frontage situated within Chorley Town Centre in a prominent location close to the Flat Iron and Cleveland Street public car parks.

Two separate ground floor retail units have been created with longstanding Tenancy Agreements.

9 New Market Street, Chorley is occupied under a Lease from September 2016 with the Tenant holding over at a rental of £8,320 per annum. The rental is payable monthly in advance with the Tenant having an internal repairing responsibility.

11 New Market Street, Chorley is occupied under a Lease commencing March 2024 for a term of six years at a rental of £14,400 per annum. The Tenant having an internal repairing and insuring Lease with contribution towards the maintenance of the main structure.

Subject to Planning Approval the vacant part ground, first and second floors could be converted for residential use.

The building is within easy walking distance to the railway station and bus interchange.

Location: Proceeding into Chorley Town Centre along Park Road turning left onto High Street where the offices are 100m approximately on the right hand side.

Accommodation: High Street Chambers

(all sizes are approx)

Ground Floor

Central Entrance Porch
Reception Office
Interview Room
WC
Front Office and
Rear Office

First Floor

Front Office Room 1
Front Office Room 2
Corner General Office
Rear General Office
Back Office
WC

Second Floor

Front Office 6
Front Office 7
Corner General Office 8
Rear General Office 9
Document Storage Room
Kitchen with WC

(Please refer to the attached layout plan)

9 New Market Street

Ground Floor

Retail Unit 3.45m x 6.3m (11'4 x 20'11)

11 New Market Street

Ground Floor

Retail unit with the return frontage facing New Market Street and Cleveland Street 5.1m x 6.5m (16'10 x 21'3) featuring corner entrance door, suspended ceiling with inset fluorescent lighting, slatted display wall boarding. Security shutters to windows and door.

Basement

Extending beneath shop area containing WC and wash basin.

Price: £400,000 (Four Hundred Thousand Pounds).

VAT: Not payable.

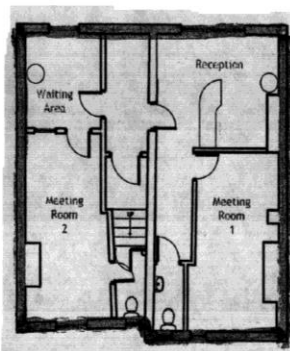
Assessment: According to the Valuation Office website High Street Chambers is described as 'Offices and Premises' with a Rateable Value of £14,250. No. 9 New Market Street is described as 'Shop and Premises' with a Rateable Value of £7,000 and 11 New Market Street is described as 'Shop and Premises' with a Rateable Value of £10,750. All interested parties should contact Chorley Borough Councils Business Rates Department to ascertain eligibility for Business Rates Relief on 01257 515151.

Services: We understand that electricity and water supplies are laid on with drainage to main sewer. Each of the three properties have separate metered electricity supplies.

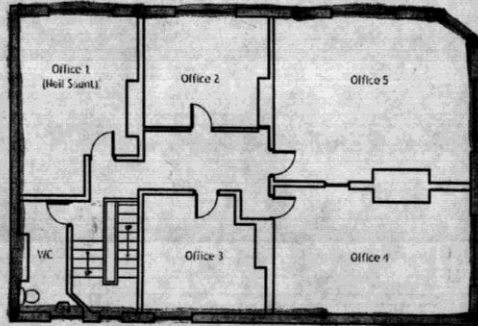
Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

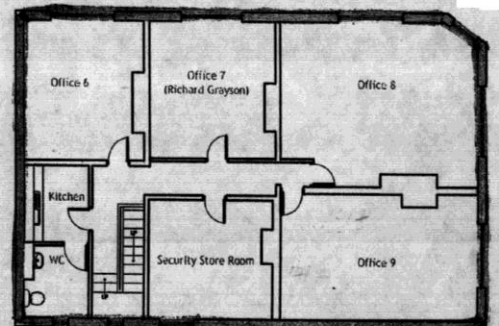
Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Ground Floor Reception Office



Ground Floor Interview Room



Ground Floor Rear Office



First Floor Office 1



First Floor Office 2



First Floor Office 4



First Floor Office 5



Second Floor Office 6



Second Floor Office 7



Second Floor Office 8



High Street Chambers – 32 – 24 High Street, Chorley, PR7 1DU



Second Floor Office 9



Second Floor Kitchen



Second Floor Storeroom

Second Floor WC