

PETER E GILKES & COMPANY

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FOR SALE

PROPERTY INVESTMENT

**236-238 EAVES LANE
CHORLEY
PR6 0ET**



Price: £300,000

- Double fronted retail unit on prominent main road position.
- Two, one bedroom first floor flats.
- Situated within densely populated area

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 do 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:	Former ground floor butchers shop providing double front premises and rear stores. The premises form part of a busy neighbourhood shopping area surrounded by densely populated private housing fronting a busy arterial road. On street car parking is available and close to a bus stop. The first floor provides two separate first floor flats accessed from the street level.
Location:	From the Town Centre, opposite the Town Hall turn down Union Street past the market and at the roundabout turn left into Clifford Street. After 200 yards turn right at the roundabout into Stump Lane and proceed to the top. At the junction, with Eaves Lane, turn left and the premises are then on the right.
Accommodation: (all sizes are approx)	Double Fronted Sales Shop 6.8m (22'6) widening to 8.9m (29'0) x 7.2m (25'0) Inset lighting, tiled and wipe down wall surfaces, non-slip anti-bacterial floor coverings, store under stairs, hand basin, double drainer stainless sink unit, electric water heater. Inner Hall 3.1m x 2.75m (10'2 x 9') Toilet Pedestal wash basin, tiling to walls. Staff Room 1.4m x 1.8m (4'4 x 5'11) Store & Preparation Room 4.8m x 2.5m (15'9 x 8'3) Hand basin and electric water heater. Office 4.7m x 2.0m (15'6 x 6'6).
Outside:	Rear yard. Flat 236A Staircase entrance up to Lounge and kitchen with rear bedroom and connecting bathroom. This is occupied under a long standing historical Tenancy at £460 per calendar month with a rental deposit of £375. Flat 238A Staircase entrance up to Lounge and kitchen with rear bedroom and connecting bathroom. This is occupied under an Assured Shorthold Agreement at a rental of £615 per calendar month with effect from July 2025 with a £705 deposit.
Price:	£300,000 (Three Hundred Thousand Pounds).
Services:	Separate electricity and water supplies are laid on with drainage to main sewer to the flats and shop.
Assessment:	According to the Valuation Office website the property is described as 'Shop & Premises' with a Rateable Value of £8,400. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish their eligibility

for Small Business Rates Relief. It is assumed that the flats are within Band A for Council Tax purposes.

VAT: All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.

EPC: An Energy Performance Certificate will be available upon request.

To View: Strictly by appointment with the agents 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.



Office



Shop front 1



Shop front 2



Shop front 3



Shop front 4



Store & Preparation Room