

**PETER E GILKES & COMPANY**

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**FOR SALE**

**DICKINSON TOOL HIRE PREMISES  
CHORLEY RETAIL PARK  
GEORGE STREET  
CHORLEY  
PR7 2BN**



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**Price: £285,000**

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- Prominent positioned premises
- Fronting main arterial road
- Impressive façade
- 177 sq m (1910 sq ft)
- Generous parking

Peter E Gilkes & Company for themselves 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 only 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 I Bernadette Gilkes I Ben Gilkes BSc MRICS I Matthew J Gilkes BSc (Hons) MRICS

**Description:**

The premises are suitable for a variety of uses as storage, workshop, distribution or counter sales, benefiting from attractive upgraded front elevation and presentable appearance to the public.

They occupy a convenient position next to Wickes DIY Store and front a busy arterial road on the edge of the town centre.

**Accommodation:**

(all sizes are approx)

**Ground Floor**

**Reception/Sales Area** 7.4m x 5.6m (24' 4 x 18'6)

**Office** 3m x 2.4m (10' x 7'9)

**Garage/Workshop Area** 10.3m x 11.4m (33'10 x 37'6)

**Storeroom 1** 4.9m x 4.7' (16' x 15'4)

**Kitchen**

Sink unit, cupboards and worktops.

**Toilet**

Low flush WC and hand basin.

**Storeroom 2** 5.3m x 2.5m (17'4 x 8'4)

**Outside:**

Large concreted forecourt, providing generous customer and staff parking space.

**Services:**

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

**Assessment:**

The premises are described as warehouse and premises to a rateable value of £10,000 and should therefore be eligible for small business rate relief.

**VAT:**

The premises are registered for VAT and therefore VAT will be charged on the price.

If the purchase is in the name of a VAT Registered Company, then VAT can be reclaimed.

**EPC:**

An Energy Performance Certificate will be available on request.

**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.

**To View:**

By appointment with the agents with whom all negotiations should be conducted.

