

PETER E GILKES & COMPANY

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FOR SALE

**157 SPENDMORE LANE
COPPULL
CHORLEY
PR7 5BY**



Price: Offers Over £170,000

- Ground and first floor office accommodation.
- 105.7 sq m (1,137 sq ft).
- Suitable for conversion subject to Planning.
- Prominent roadside location.
- Private car 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 building was originally constructed as an end terrace residence subsequently converted for occupation as a bank and recently used for offices on ground and first floor.
- The ground floor provides open plan accommodation, meeting room with rear storeroom leading into the rear car park providing two spaces. There is an additional space available at the front of the building.
- Two office areas with kitchen and male and female WC's are provided on the first floor.
- The building has been substantially adapted to provide a modern working environment.
- Location:** Proceeding from Chorley into Coppull along Spendmore Lane the premises is on the left hand side at the junction with South Road. It is within the established village neighbourhood shopping district.
- Accommodation: Ground Floor**
(all sizes are approx) **Open Plan Office** 5.35m x 13.4m (17'5 x 43'9) including **Glass Partitioned Meeting Room** 3m x 4.5m (9'8 x 14'7) and **Rear Storeroom** 3.2m x 1.9m (10'4 x 6'2).
- First Floor**
Front Office 5.5m x 3.95m (18' x 12'9).
Rear Office 5.5m x 2m (18' x 6'5).
Kitchen 3m x 1.95m (9'8 x 6'4).
Male and Female WC's
- Sale Price:** Offers over £170,000 (Offers Over One Hundred and Seventy Thousand Pounds).
- Tenure:** We are advised the property is Freehold and all parties should make their own legal enquiries.
- Assessment:** According to the Valuation Office website the property is described as 'Office and Premises' with a Rateable Value of £6,000. Subject to qualification occupiers may qualify for Small Business Rates Relief and please contact Chorley Council on 01257 515151.
- Services:** Mains gas, electricity and water supplies are laid on with drainage to main sewer.
- Energy Rating:** An Energy Performance Certificate has been commissioned and will be available upon request.
- 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.



Ground Floor Office



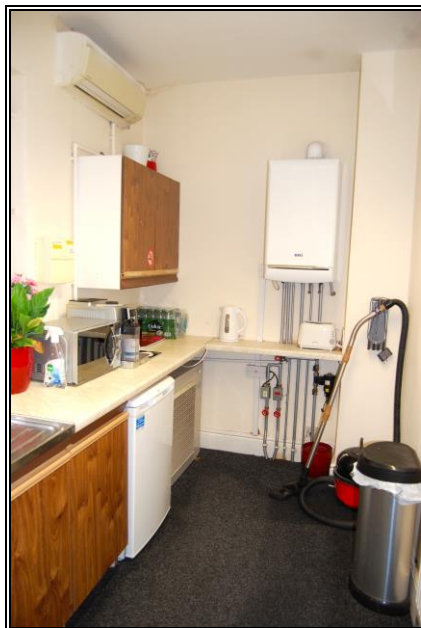
Ground Floor Office



Meeting Room



First Floor Office



First Floor Kitchen



Rear Storeroom



Rear Car Park