

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**16 – 18 HIGH STREET
CHORLEY
PR7 1DN**



Price: £250,000

- Investment opportunity.
- Town centre location opposite large public car park.
- Ground and first floor with return frontage.
- Let to Countrywide Estate Agents trading as Bridgfords.

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

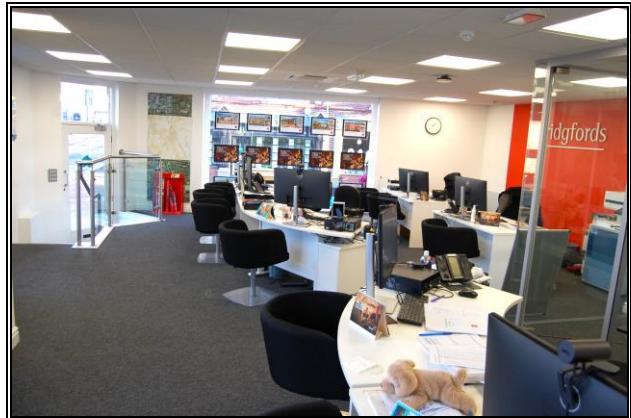
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:	Prominent Town Centre building situated at the junction of High Street and Cleveland Street providing ground and first floor office accommodation with the benefit of a return frontage.
	Let to Bridgfords at £22,000 per annum under a five year Lease from March 2023. The Tenant is liable to contribute 24.47% towards the external repairs and insurance of the building.
Location:	Proceeding into Chorley Town Centre off Park Road follow the road onto High Street with the building being approximately 30m on the right hand side and opposite a pay and display surface car park. The building is close to Nigel Clare Menswear, St Catherines Hospice Charity Shop, Flat Iron Public House and the covered market.
Accommodation:	Ground Floor (<i>all sizes are approx</i>) 73 sq m (785 sq ft) NIA
	First Floor 70.7 sq m (761 sq ft) NIA.
Purchase Price:	£250,000 plus VAT (Two Hundred and Fifty Thousand Pounds Plus VAT).
Assessment:	According to the Valuation Office Website the property is described 'Offices and Premises' with a Rateable Value of £18,750. All interested parties should make their own enquiries with Chorley Borough Council on 01257 515151.
Tenure:	We understand the property is held Freehold and all interested parties should make their own legal enquiries.
Services:	Mains gas, electricity and water supplies are laid on, drainage to main sewer.
Energy Rating:	The property has an Energy Rating within Band B valid until 17 th May 2033.
To View:	Strictly by appointment through the joint Agents Peter E Gilkes & Company, telephone 01257 266999, email ben@peteregilkes.co.uk or HDAC, telephone 01772 652652, email reception@hdak.co.uk 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



Ground Floor



First Floor Office



First Floor Boardroom