

**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 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

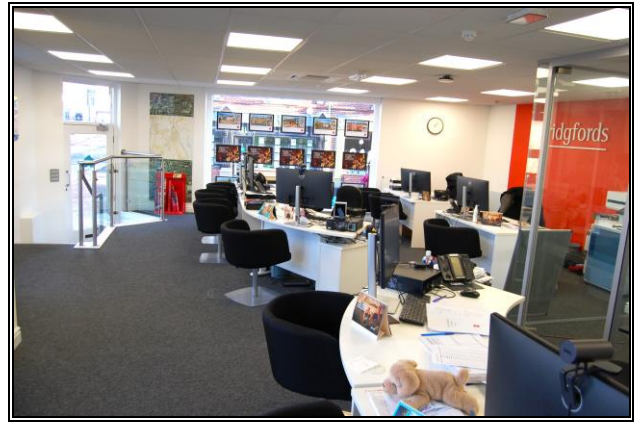
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



<b>Description:</b>	<p>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.</p> <p>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.</p>
<b>Location:</b>	<p>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.</p>
<b>Accommodation:</b>	<p><b>Ground Floor</b>  <i>(all sizes are approx)</i> 73 sq m (785 sq ft) NIA</p> <p><b>First Floor</b>  70.7 sq m (761 sq ft) NIA.</p>
<b>Purchase Price:</b>	£250,000 plus VAT (Two Hundred and Fifty Thousand Pounds Plus VAT).
<b>Assessment:</b>	<p>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.</p>
<b>Tenure:</b>	<p>We understand the property is held Freehold and all interested parties should make their own legal enquiries.</p>
<b>Services:</b>	<p>Mains gas, electricity and water supplies are laid on, drainage to main sewer.</p>
<b>Energy Rating:</b>	<p>The property has an Energy Rating within Band B valid until 17<sup>th</sup> May 2033.</p>
<b>To View:</b>	<p>Strictly by appointment through the joint Agents Peter E Gilkes &amp; Company, telephone 01257 266999, email <a href="mailto:ben@peteregilkes.co.uk">ben@peteregilkes.co.uk</a> or HDAK, telephone 01772 652652, email <a href="mailto:reception@hdak.co.uk">reception@hdak.co.uk</a> with whom all negotiations should be conducted.</p>
<b>Note:</b>	<p>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.</p>



Ground Floor



Ground Floor



First Floor Office



First Floor Boardroom