

PETER E GILKES & COMPANY

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FOR SALE

**RETAIL WAREHOUSE/STORE/WORKSHOP
GEORGE STREET
CHORLEY
PR7 2BE**



Price: £250,000

- Substantial building
- 330 sq ms (3,550 sq ft) on two floors
- Prominent position on a busy junction
- Convenient for town centre
- Suitable for a variety of uses

ter 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:	The building is of substantial construction with high load bearing capability to the first floor. It was used in connection with the retail premises opposite and therefore for the display and sale of furniture and carpets together with storage and workshop activities. It occupies a prominent position, highly visible from the busy junction and close to the town centre. Parking facilities are available in the street or on the car park opposite. They are considered suitable for a number of uses, including trade sales and/or conversion into residential units by submitting an application seeking confirming that Prior Approval is granted.
Location:	See Plan
Accommodation:	Ground Floor
<i>(all sizes are approx)</i>	Warehouse/Workshop Area 12.5m (41' 2") max x 18m (59' 3") max Store/Boiler Room 4.1m x 3.8m (13' 8" x 12' 6") gas fired boiler supplying space heating. First Floor Store/Workshop 12.5m (41' 2") max x 18m (59' 3") max with kitchen having fitted sink unit, partitioned off.
Planning:	As the building has been used for subsidiary retail sales, storage, warehouse and workshop activities they are considered to have established use for a variety of purposes, including trade sales. It should be possible to obtain permission convert the building into residential units by submitting a Prior Approval application. The side door lends itself to installing a centrally located staircase.
Tenure:	It is understood the site is Freehold and free from Chief Rent.
Services:	Mains gas, electricity and water supplies are laid on, drainage is to the main sewer.
Assessment:	For rating purposes, the premises are described as 'Warehouse and Premises' and assessed at a Rateable Value of £11,750 per annum. Prospective purchasers should make their own enquiries with regard to possible small business State relief.
EPC:	An Energy Performance Certificate will be available on request
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.

Plan:



