



**FOR SALE OR TO LET ST GEORGE'S HOUSE ST GEORGE'S STREET
CHORLEY PR7 2AA**

5,412 ft² / 503 m² Modern, purpose built offices with private car parking.

- Attractive award winning building in excellent town centre position with courtyard car parking to the rear.
- Planning consent obtained for conversion to eight 2-bedroom flats and two new-build flats to courtyard.
- Providing a range of open plan and private offices, together with kitchen, toilet and shower facilities.

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

St George's Street is situated off Market Street and joins Chapel Street in the established retail / commercial centre of the town.

Chorley is ideally situated for motorway access (Junc 8 of the M61 is five minutes drive, and Junc 9 affords access to both the M6 and the M65) offering easy connections to Preston, Bolton, Manchester, the North West and East Lancashire.

Description

Constructed to a traditional style with brick walls under a pitched slated roof, within a site bounded by brick walls and iron railings.

Flagged forecourt to the front elevation with courtyard car parking to the rear.

Accommodation

The net internal office area extends to approximately 5,412 sq ft / 503 m², whilst the building overall has a gross floor area approaching 6,000 sq ft.

Whilst previously occupied as a single unit, the property could be split into two separate units, each providing office space, together with kitchen, WC facilities (incl disabled) and shower room.

Partitioned in recent years to offer a number of private offices, the partitions could readily be removed to reinstate a full open plan office facility.

EPC

A copy of the EPC is available from the Agent's office.

Car Parking

Rear courtyard with direct access off Halliwell Street, providing a minimum of twelve allocated car parking spaces. If double-parked, the

configuration of the car park could provide up to twenty car parking spaces.

Services

Gas fired central heating is installed throughout, together with fire and burglar alarm systems.

Assessment

The property is entered on the rating list at a rateable value of £32,500.

Rates payable 2017/2018: 47.9p in the £

Planning

Suitable for office, leisure, restaurant and café use. Planning consent obtained for residential conversion and new-build.

Interested parties are advised to make their own enquiries of Chorley Borough Council's Planning Dept on 01257 515151.

Lease and Rental

The premises are available on a five-year full repairing and insuring lease at a rental of £40,000 per annum, exclusive of rates, plus VAT, payable quarterly in advance.

Sale

The freehold interest in the property is available at an asking price of £450,000 (four hundred and fifty thousand pounds).

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail:
reception@hdak.co.uk



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

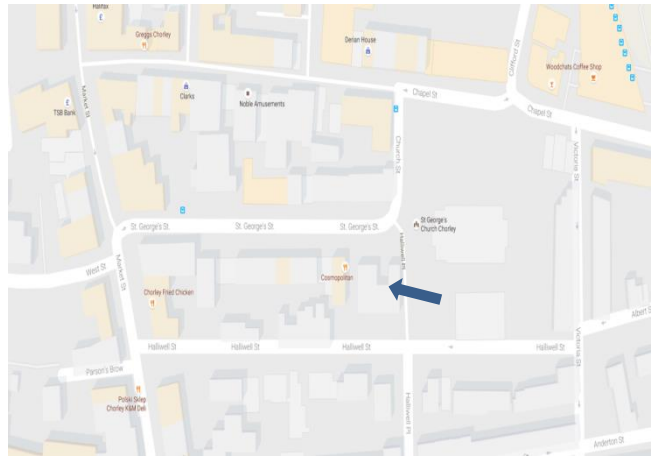
E 101-125

F 126-150

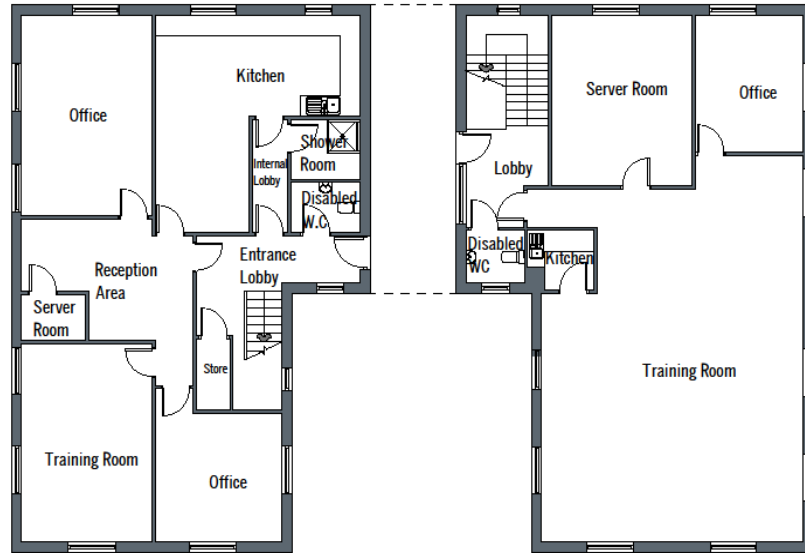
G Over 150

Less energy efficient

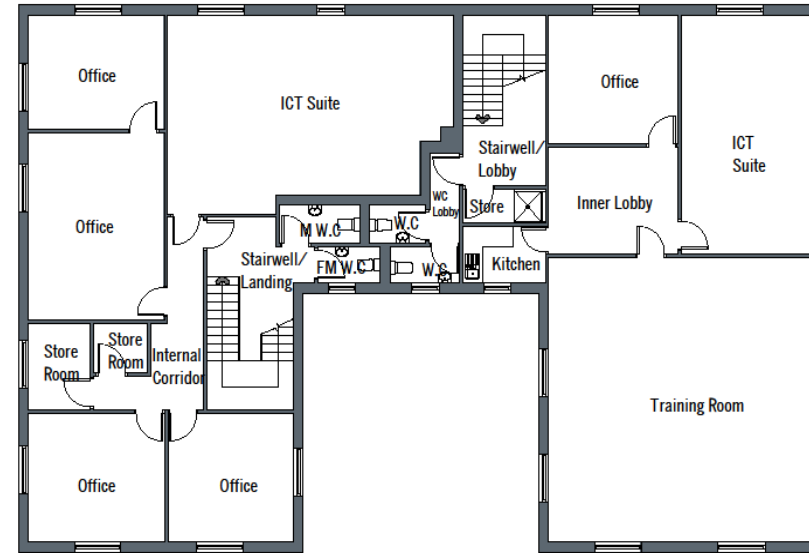
75 This is how energy efficient the building is.



NOTES:
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 This drawing is for use at the named location and for the stated purpose only and as such should not be used at any other location or for any other purposes



Ground Floor Plan



First Floor Plan

ANDERTON GABLES
 WE UNDERSTAND BUILDINGS

RICS
 PRENTON | 01792 58000
 5 Millway Street, Prenton, P11 2AA
 MANCHESTER | 0161 880 2110
 Imperial Court, 2 Exchange Quay, Salford Quays, Manchester, M5 8EQ

No.	Description	By	Date

Project Location:
 St Georges House, Chorley PR7 2AA

Drawing:
Existing Ground Floor and First Floor Plan

Drawing Status: PRELIMINARY				
Scale	Disc	Date	Drawn By	Checked By
1:100	A2	11/16	JW	AW

Drawing No:
2046P **01** .