

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

1137 ft<sup>2</sup> / 105.7 m<sup>2</sup> Ground and first floor accommodation

- Suitable for conversion subject to Planning
- Prominent roadside location
- Private car parking

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

The property is on Spendmore Lane at the junction with South Road. It is within the established village neighbourhood shopping district.

## **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 carp 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 WCs are provided on the first floor.

The building has been substantially adapted to provide a modern working environment.

## **Accommodation**

### **Ground Floor**

#### Open Plan Office

17ft 5in x 43ft 9 in / 5.35m x 13.4 m including

#### Glass Partitioned Meeting Room

9 ft 8 in x 14 ft 7 in / 3m x 4.5m

#### Rear Store Room

10 ft 4 in x 6 ft 2 in / 3.2m x 1.9m

### **First Floor**

#### Front Office

18 ft x 12 ft 9 in / 5.5m x 3.95m

#### Rear Office

18ft x 6ft 5 in / 5.5m x 2m

#### Kitchen

9ft 8 in x 6ft 4 in / 3m x 1.95m

Male and Female WCs

## **Assessment**

The premises are entered on the rating list at a rateable value of £6,000.

Rates payable 2026/2027: 38.2p in the £

Small business rate relief may be available. Prospective tenants are advised to make their own enquiries of Chorley Borough Council on 01257 515151.

## **Services**

Mains gas, electricity and water supplies are load on with drainage to main sewer.

## **Tenure**

We are advised the property is Freehold and parties should make their own legal enquiries.

## **EPC**

An Energy Performance Certificate has been commissioned and will be available upon request.

## **Sale Price**

£160,000 (One hundred and sixty thousand pounds).

## **VAT**

Not payable.

## **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](mailto:reception@hdak.co.uk)