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**FOR  
SALE**



## RETAIL/OFFICE PREMISES

240.1 m<sup>2</sup> ( 2,585 ft<sup>2</sup> )

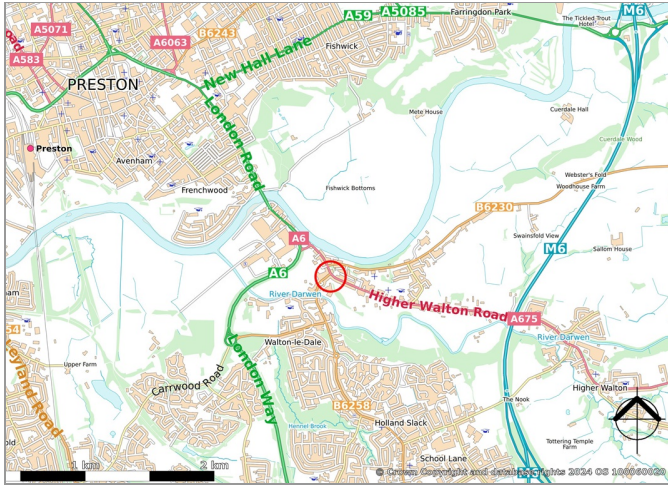
**1-3 Chorley Road  
Walton le Dale  
Preston  
PR5 4JA**

- Very Prominent Position
- Highly Accessible Location
- Suitable For A Variety Of Uses

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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## Location

The property is prominently situated fronting Chorley Road (B6254) at its junction with Higher Walton Road/Victoria Road (A675) in the centre of Walton le Dale which is located to the south east of Preston City Centre.

The premises benefit from a good level of passing vehicular traffic and an area of on-site parking to the side of the building.

## Description

The subject premises comprise a two-storey end-terraced property with a small extension to the rear and benefit from a glazed frontage to Chorley Road.

Internally, the ground floor provides predominantly open plan accommodation, albeit this is currently sub-divided by way of demountable partitions, together with kitchen and WC facilities. The first floor is accessed via an internal staircase and again is mainly open plan in nature.

The building would suit a wide variety of uses, subject to any necessary planning permission.

Externally, the property benefits from a small enclosed rear yard accessed from Higher Walton Road and an area of hardstanding to the side of the building which provides some off-road parking.

## Accommodation

The property extends the following approximate gross internal areas (GIA):

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	131	1,410
First Floor	109.1	1,175
<b>Total</b>	<b>240.1</b>	<b>2,585</b>

## Services

We believe that the premises have mains service connections to gas, electricity, water and drainage and benefit from a gas fired central heating system.

## Rating Assessment

The premises have a Rateable Value of £12,000 and occupiers may be eligible for small business rates relief depending on individual circumstances.

Interested parties should make their own enquiries with South Ribble Borough Council.

## Planning

We believe that the premises benefit from an established use within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk))

## Tenure

The premises are understood to be held long leasehold by way of a 10,000 year lease with effect from 1847. The hardstanding to the side of the building is understood to be freehold.

## Asking Price

Offers in the region of £195,000.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted will not be subject to VAT .

## Energy Performance Certificate

1-3 Chorley Road WALTON LE DALE PR1 4JA	Energy rating <b>E</b>	Valid until: 28 July 2034 Certificate number: 4226-7766-5814-7788-3854
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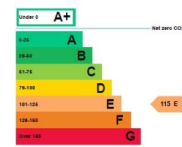
Property type	Offices and Workshop Businesses
Total floor area	271 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)