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**FOR
SALE**



FORMER CHURCH HALL WITH REDEVELOPMENT POTENTIAL S.T.P.

385 m² (4,147 ft²)

**239 Preston Road
Whittle-le-Woods
Chorley
PR6 7PY**

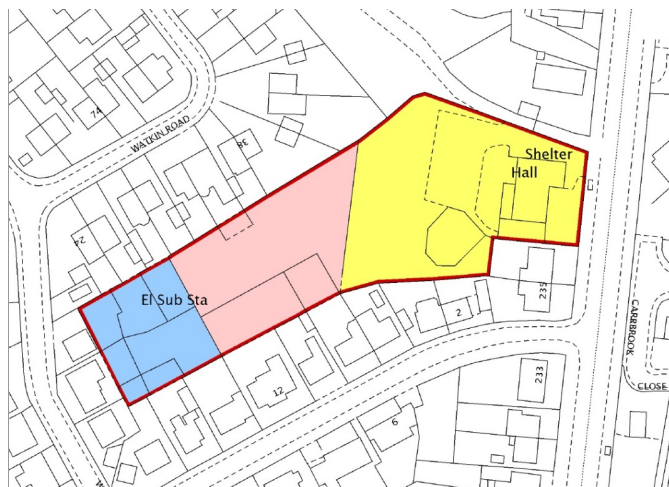
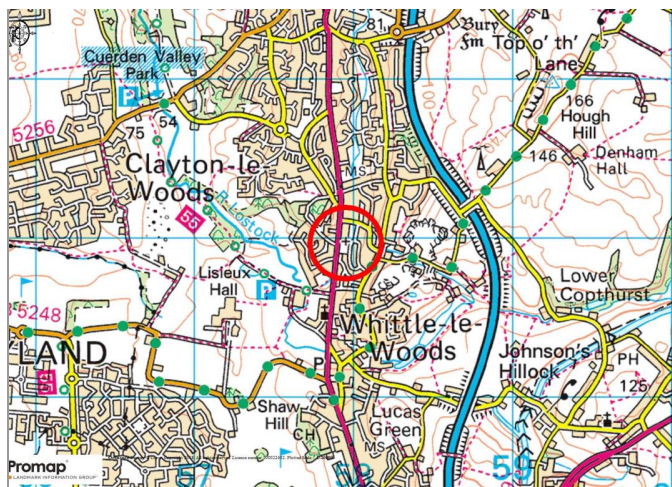
- Highly accessible location
- Suitable for a range of uses (S.T.P.)
- Large car park and garden space

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Location

The property is situated on the western side of Preston Road (A6), the main arterial route through Whittle-le-Woods with Preston located approximately 8 km to the north and Chorley approximately 4.5 km to the south. The surrounding area is predominantly residential.

Whittle-le-Woods has a resident population of 5,434 (2011 Census).

Description

A two-storey detached building dating from around 1910, of traditional construction with brick elevations beneath a pitched and hipped slate covered roof. The ground floor accommodation is currently configured as a children's day nursery. On the first floor is a sports hall with ancillary changing facilities.

The building stands in an elevated position above Preston Road and the site slopes upwards to an elevated rear car park providing parking for approximately 16 cars. There are enclosed gardens to the rear which are laid to lawn.

Accommodation

The accommodation extends to the following net internal floor areas:-

	m ²	ft ²
Ground floor – childrens nursery	161	1,951
First floor – sports hall	204	2,196
Total NIA	385	4,147

Services

We understand that all mains services are available to the premises including mains electricity, gas, water and drainage.

Rating Assessment

The premises do not have a current rating assessment.

Planning

The property has a recent planning permission for change of use to a doctors surgery within Class D1 within the Use Classes Order 1987 (as amended). Planning reference 17/00954MAJ dated 7 March 2018.

Interested parties should make their own enquiries with the local planning authority, Chorley Borough Council (tel. 01257 515221).

Tenure

Freehold.

Occupancies

There a number of occupancy arrangements in respect of the Property. Further information is available upon request.

Method of Sale

The property is to be sold by way of informal tender. Interested parties are requested to register their interest and an informal tender proforma will be provided.

The tender date for offers is Friday 20 July 2018 at 12 noon. Proof of funding will be required to support any offer.

Photographs and Plans

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

Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building
Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/energy.



Disposal Costs

The prospective purchaser is to be responsible for our clients reasonable disposal fees capped at 3% of the purchase price subject to a minimum payment of £10,000 plus VAT.

VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Andrew Taylorson / Fiona Warren

at@eckersleyproperty.co.uk/

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