

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## FOR SALE

FREEHOLD OFFICE BUILDING THE "BANK"

77 RAILWAY ROAD, BRINSCALL,  
CHORLEY, PR6 8RJ



- High quality offices
- Prominent location
- Offered with vacant possession
- Net Internal Area: 2,563 ft<sup>2</sup> (238.2 m<sup>2</sup>)

**PRICE: £197,000**

## **SITUATION**

The property is situated on Railway Road in Brinscall, approximately 2 miles from junction 3 of the M65 and 3.5 miles from junction 8 of the M61, Close to Chorley, Blackburn and Bolton.

## **DESCRIPTION**

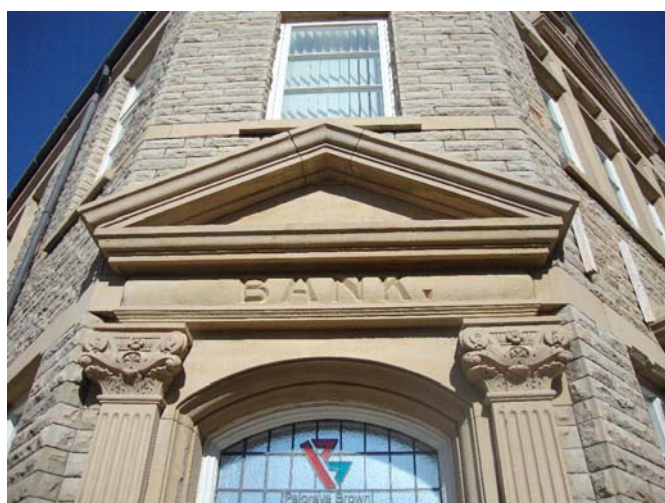
The property is a former bank, constructed of local stone, beneath a slate roof with modern UPVC windows and was occupied by a Plc as their head office. The internal has been extensively refurbished in recent years and provides office accommodation over two floors with high ceilings, suspended category two lighting, perimeter trunking with network access and gas fired central heating with low pressure hot water radiators. There are also kitchen and WC facilities.



## **ACCOMMODATION**

|              | <b>Sq ft</b> | <b>Sq m</b>   |
|--------------|--------------|---------------|
| Ground Floor | 1,293        | 120.17        |
| First Floor  | 1,270        | 118.03        |
| <b>Total</b> | <b>2,563</b> | <b>238.20</b> |

Measured on a gross internal basis



## **TENURE**

The premises are freehold and free from chief rent.

## **SERVICES**

All main services are installed, but none have been tested.

## **BUSINESS RATES**

The property is rated as "offices and premises" and has a rateable value of £9,000.

## **PRICE**

£197,000

## **V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **VIEWING**

By appointment with the joint agents only:

Nolan Redshaw

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## **DISCLAIMER**

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