



**Ashfield Road, Chorley**

**Offers Over £209,995**

**\*\*COMMERCIAL PROPERTY\*\* \*\*MARKETING PRICE INCLUDING VAT\*\***

Ben Rose Estate Agents are pleased to present to the market a unique opportunity to acquire this commercial property in the heart of Chorley Town Centre. The property consists of 7/8 office spaces offering any investors the potential to multiple rental streams across the year. It is located in close proximity to superb local schools, shops and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways.

The offices are situated within walking distance to Chorley town centre, making this a prime location for any local business in need of office space.

Currently two of the offices (five and seven) are occupied by the current tenants in situ, bringing in an approximate £550 per month including VAT. This is 25% of the offices already on a contract agreement upon purchase.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice











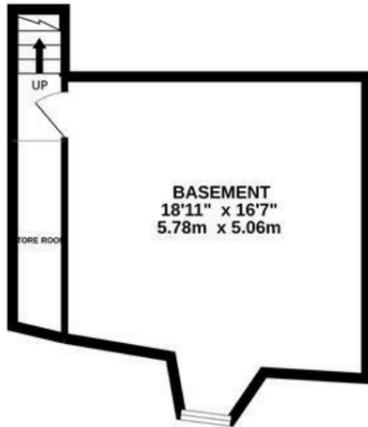
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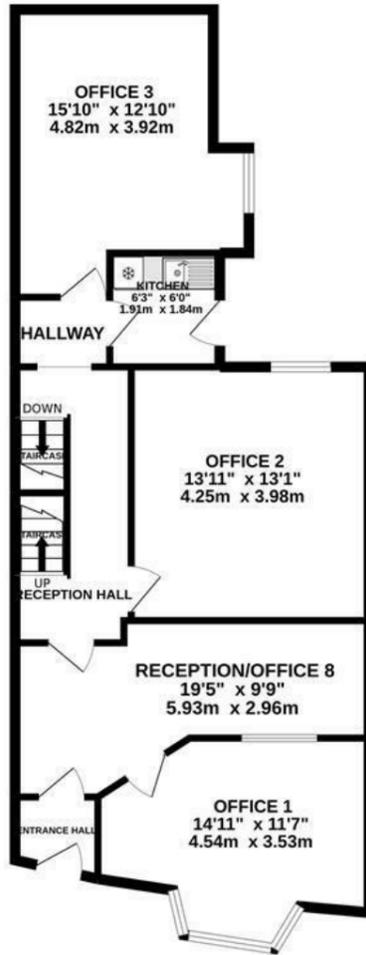
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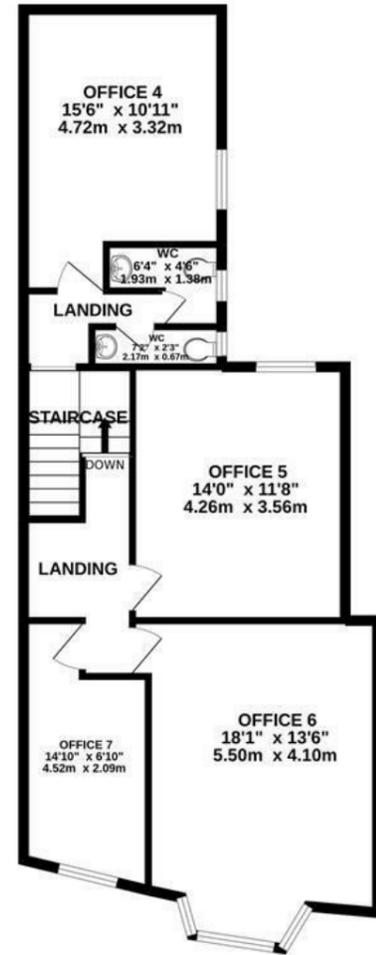
**BASEMENT**  
323 sq.ft. (30.0 sq.m.) approx.



**GROUND FLOOR**  
803 sq.ft. (74.6 sq.m.) approx.



**1ST FLOOR**  
766 sq.ft. (71.1 sq.m.) approx.

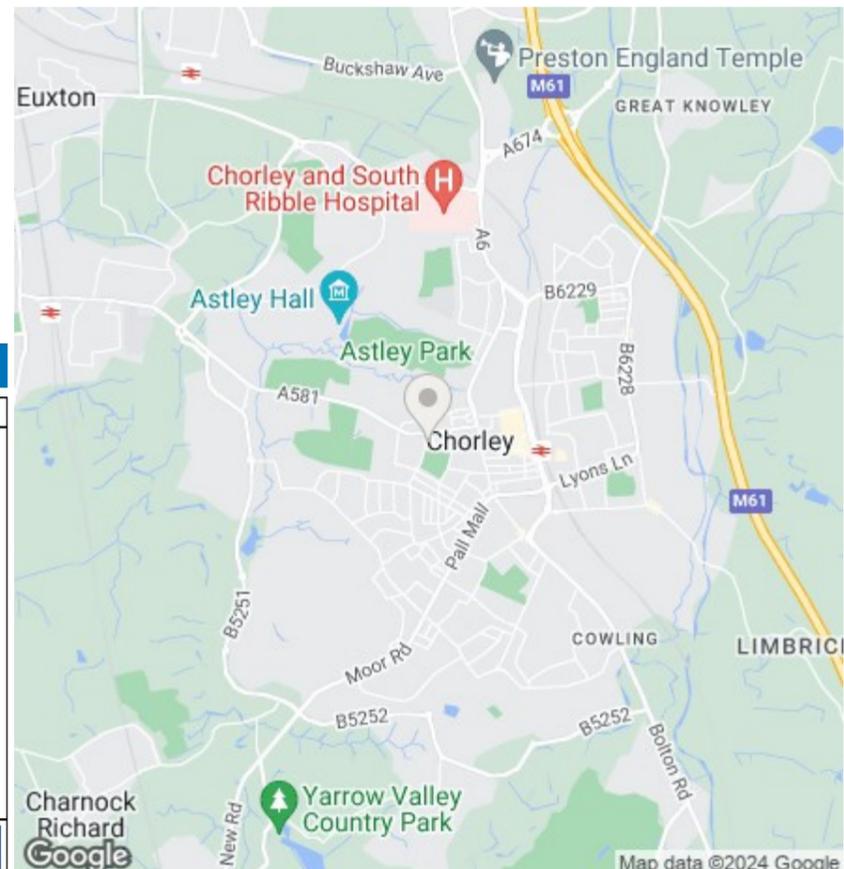


TOTAL FLOOR AREA : 1892 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	