



Deals Winner 2009

Most Active Agent in Lancashire & Cumbria

ROBERT  
PINKUS



CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE  
NAVIGATION WAY PRESTON PR2 2YP  
TEL: 01772 769000  
FAX: 01772 760066  
WEBSITE: [www.pinkus.co.uk](http://www.pinkus.co.uk)

**FOR SALE**

**SHIRESHEAD OLD CHURCH**  
**STONY LANE**  
**FORTON**  
**PR3 1DE**



**APPROXIMATE TOTAL FLOOR AREA: 1,735 SQ FT**

**LOCATION**

The property is located in a beautiful rural location on Stony Lane, Forton, within close proximity of the Forton Services. Access to the site can be gained from the northbound and southbound Services. Motorway access is provided at Junction 33 of the M6 with the A6 approximately ½ mile distance.

**DESCRIPTION**

The property comprises a Grade II listed church constructed in 1757 with surrounding grounds. This beautiful character property benefits from the following features:

- A combination of large open plan office together with additional self contained private rooms
- Carpeted floors
- Timber framed windows
- Oil fired heating system with part air conditioning
- Spot-lights throughout
- External parking for staff and customers
- Currently fitted out as a recording studio

**ACCOMMODATION**

Approximate Net Internal Areas:

1,735 sq ft

161.15 sq m

**SALE PRICE**

Offers are quoted in the region of £225,000

**SERVICES**

We understand the property benefits from electricity and water.

**RATEABLE VALUE**

£15,500 (2010 list)

Estimated Rates Payable £3,554 (2010/2011)

**USE**

The property is currently used as offices and a recording studio but other uses may be considered subject to planning.

**VAT**

This may be payable on the purchase price at the prevailing rate.

**LEGAL FEES**

Each party will pay their own legal costs in connection with the transaction.

**VIEWING**

Danny Pinkus T: 01772 769000 E: [danny@pinkus.co.uk](mailto:danny@pinkus.co.uk)

**[www.pinkus.co.uk](http://www.pinkus.co.uk)**

