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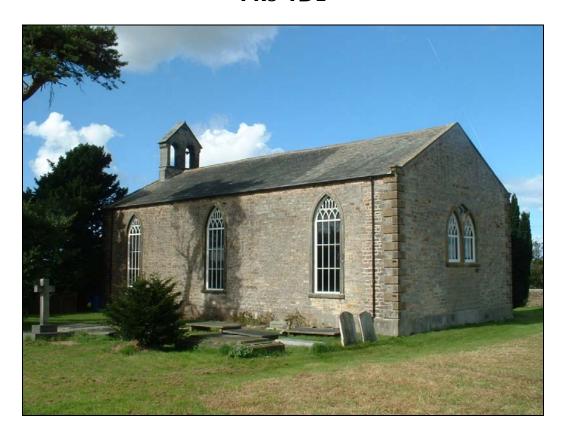


CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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

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.



<u>DESCRIPTION</u> 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.

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