

# For Sale

Chorley Magistrates Court  
St Thomas's Road  
Chorley PR7 1RZ

July 2019



## Highlights

- Prominent town centre location
- Conversion opportunity
- Potential redevelopment opportunity
- Unique, rare D1 self contained existing use opportunity

## Location

The Town Hall sits in a prominent position next to Chorley Town Hall and set back from Southport Road off a small public square.

The immediate neighbouring occupier is Lancashire Police Constabulary who are adjacent to the former Court. The site is less than a 5 minutes walk to Chorley Town Centre.

Chorley is a popular market town in Lancashire and sits 8.1 miles north of Wigan, 11 miles north west of Bolton and 19.5 miles north west of Manchester with a population of 34,667.

## Description

The building is a detached property set over three floor levels and mezzanine. The building was constructed in 1966 purpose built for court use and has been a functioning court since.

The building is of brick construction with a glass elevation dominating the front of the property. The property further benefits from a flat roof with pitched elements in part.

The building is conveniently close to the town centre, which has seen significant improvements lately such as the extension to the Market Walk shopping centre, with anchor tenant Marks and Spencer already signed up. Chorley Magistrates Court is superbly positioned to the Market Walk extension but also Primrose Gardens Retirement Village and the town centre itself, which boasts an array of amenities.

## Accommodation

The Court has 3 courtrooms of differing sizes. The specification of the two larger courtrooms is one of a double height ceiling, alongside brick walls and solid carpeted flooring throughout with the relevant fixtures and fittings. The smaller of the three courtrooms is situated on the lower ground floor and benefits from suspended ceilings and carpeted flooring.

The reception area upon arrival is rectangular in shape and relatively open plan with ancillary space situated in part.

The remaining areas within the upper floors of the building are cellular in nature and have a similar specification to that of the smaller court room.

### Possible Development Opportunities subject to planning:

Given the buildings location within the town centre boundary, a range of main town centre uses could be acceptable, for example:

- Office development
- Residential
- Restaurants/bars
- Civic
- Leisure/Entertainment Uses
- Hotel



## Site Area

The building equates to an approximate net internal area of 10,861 sq ft (1,009 sq m).

## Tenure

The building is held freehold

Total GIA 10,861 sq ft

Total NIA 7,786 sq ft

## Asking Price

— Offers invited

## Method of Sale

The freehold of the building is offered for sale.

## Planning

The building is not listed and does not lie in the immediate proximity of any listed buildings. It is however worth noting that Chorley Town Hall is recognised to be a locally important building.

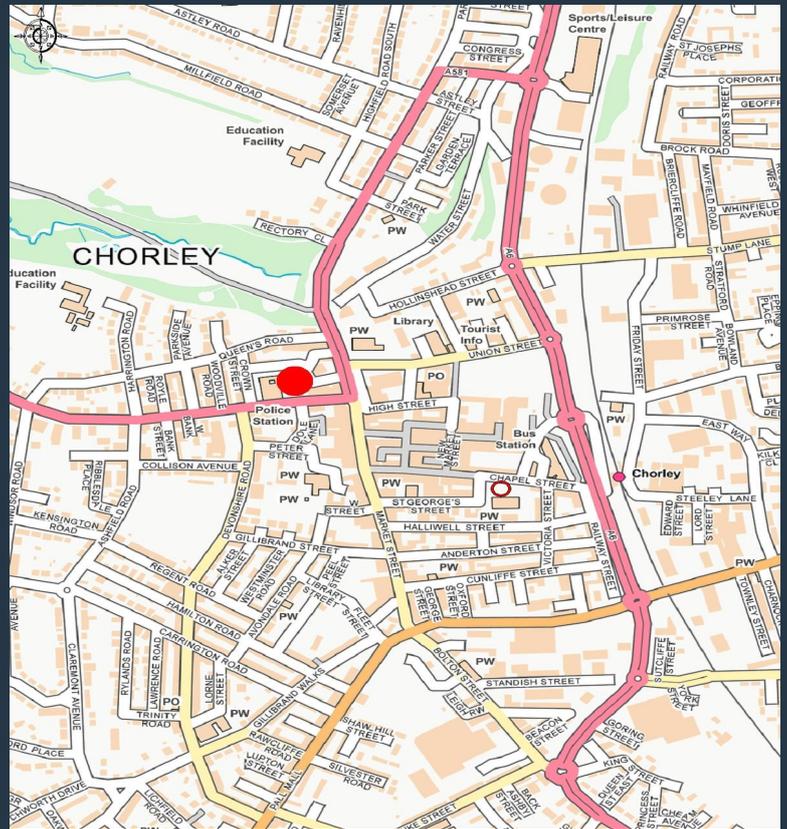
The site sits within a highly sustainable location and could be acceptable for a range of uses given the buildings location within the town centre boundary.

**For further information please contact:**

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