

PETER E GILKES & COMPANY

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FOR SALE

**THEME HOUSE
PARK HALL ROAD
CHARNOCK RICHARD
CHORLEY
PR7 5LP**



Price: £450,000

- Multi-let investment.
- Secure location.
- Ground floor 550 sq m (5,926 sq ft) GIA.
- First Floor 495 sq m (5,328 sq ft) GIA.
- Secure yard 590 sq m (0.15 acres).

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Portal frame industrial building originally constructed for use as a squash court and subsequently adapted to create small business units on the ground and first floor.

Some of the units have use of a private WC plus communal WC's and kitchen areas.

Location: Proceeding along Preston Road at the mini roundabout turn onto Mill Lane for approximately 400m and into the entrance for Park Hall Road. Continue for approximately 300m up to a large car park with the premises being the last building on the right hand side.

Accommodation: <i>(all sizes are approx)</i>	Ground Floor			
	Unit	Tenant	Area	Rental
	Unit 1	Beacon Parking	62 sq m	£9,360 pa
	Unit 2	Vacant	62 sq m	£5,200 pa
	Unit 3	Vacant	62 sq m	see below
	Unit 4	Vacant	62 sq m	£5,200 pa
	Unit 5	AQS	63 sq m	£5,200 pa
	Unit 6	Vacant	85 sq m	£5,200 pa
	Unit 7	MBM Design & Print	83.5 sq m	£5,200 pa
	Unit 8	AQS	138 sq m	£15,600 pa
	Unit 10	Vacant	63 sq m	£5,200 pa
	Unit 11	Studio 37	63 sq m	£5,200 pa
	Unit 12	Hilton	63 sq m	£3,900 pa
	Unit 13	MBM	39 sq m	£4,700 pa
	Unit 14	MBM	40.6 sq m	£4,700 pa
	Total			£74,660 per annum

The ground floor accommodation also includes a Landlord's Suite equating to 19 sq m with ladies and gents communal WC's. There is an additional storeroom off the main corridor equating to 15.9 sq m. Four units have a roller shutter access door for loading.

First Floor

Providing communal toilets and kitchen with all units having their own separate entrance.

All occupiers are in occupation under a uniform Tenancy Agreement with the Tenant's paying rental monthly in advance with a contribution towards the electricity via sub-meter readings and a fair proportion of the water charges.

Site Area: 0.35 acres (1,430 sq m) approximately.

Assessment: All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

Sale Price: £450,000 (Four Hundred and Fifty Thousand Pounds) plus VAT.

- VAT:** Payable at the appropriate rate.
- Services:** Three phase electricity and water supplies are laid on, drainage to main sewer.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



North and Rear Elevation



Rear Yard