

**PETER E GILKES & COMPANY**

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**FOR SALE / TO LET**

**243A SOUTHPORT ROAD  
ULNES WALTON  
PR26 8LQ**



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**Rent: £27,500 pa**  
**Price: £385,000**

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- Office accommodation 161.5 sq m (1,739 sq ft) GIA.
- Store and workshops 141.3 sq m (1,520 sq ft) GIA.
- Large Yard area and car park 545 sq m (0.13 Acres) approx.
- Secure location.

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

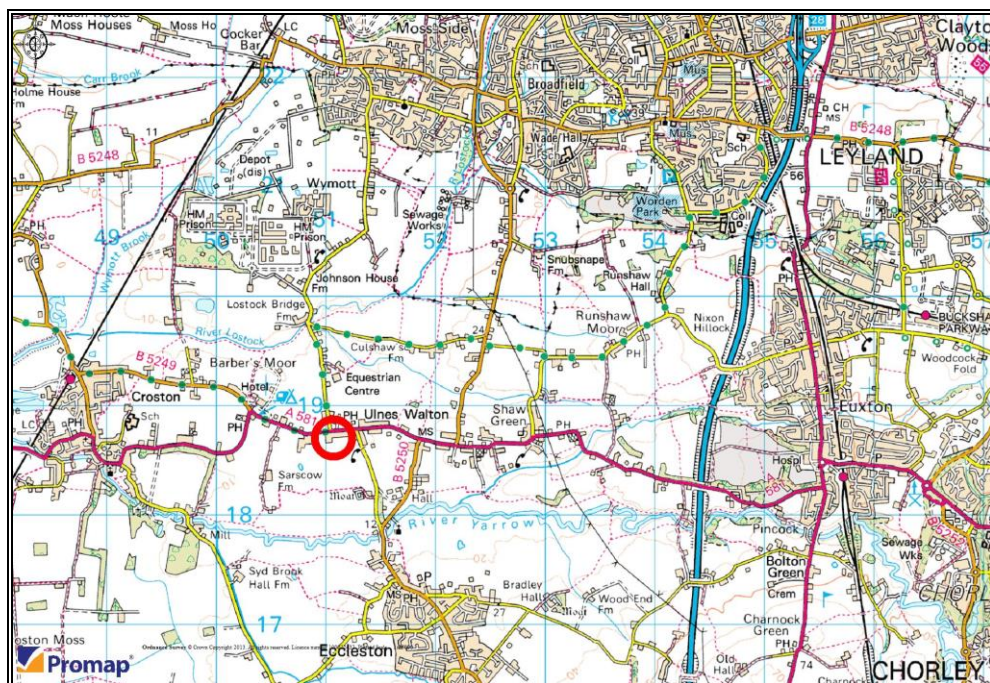
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** Office and storage accommodation benefiting from a large car park and yard area situated within a secure location suitable for storage, light manufacturing and distribution use.

The majority of the buildings are of substantial masonry construction mostly of block with cement render finish.

**Location:** Proceeding out of Chorley along Southport Road into Euxton, turn left at the junction then first right, by Euxton Mills Public House, into Dawbers Lane. Follow Dawbers Lane for approximately 3 miles and the site is on the left opposite Ulmes Walton Lane.



**Accommodation: Ground Floor**

(all sizes are approx) **Office 1** 8.6m x 7.2m (28'6 x 23'8) including kitchen area of 1.6m x 2.5m (5'2 x 8'2)

**Office 2** 11.5m x 6.8m (37'9 x 25'2) including male and female WC's.

**Workshop 1** 10.9m x 5.4m (35'8 x 17'7) with timber door and shutter entrance.

**Store** 3.3m x 5m (10'10 x 16'5).

**Workshop 2** 3.3m x 5m (10'8 x 16'4) with timber door.

**Workshop 3** 4.75m x 8.1m (15'6 x 26'6) with shutter door.

**Office 3** 5m x 5.45m (16'4 x 17'9).

**Yard Area** 545 sq m (0.13 Acres) Approximately.

**Sale Price:** £385,000 (Three Hundred and Eighty Five Thousand Pounds).

**Lease Terms:**

**Rent:** £27,500 per annum with the first three months rental payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof with the Lease excluded from the Landlord and Tenant Act 1954.

- Use:** Class E – (Commercial, Business and Service).
- Repairs:** Full repairing responsibility upon Tenant.
- Rates:** Tenant's responsibility.
- Services:** Tenant's responsibility.
- Legal Costs:** Each party to bear their own legal expenses.

**Assessment:** According to the Valuation Office website the property is described as 'Store, Office and Premises' with a Rateable Value of £7,900. All parties should make their own enquiries to Chorley Borough Council and ascertain potential eligibility for Small Business Rates Relief.

**Services:** Electricity and water supplies are laid on with drainage to main sewer. The offices have the benefit of solar panels.

**Energy Rating:** We understand an Energy Performance Certificate is within Band C and valid until September 2025.

**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.



Entrance Road



External View



Office 1



Office 2



Office 3



Workshop 1



Workshop 2



Workshop 3



Kitchen



Rear External Storage Area West



Rear External Storage Area East



Yard and Car Park