

PETER E GILKES & COMPANY

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TO LET

**GROUND FLOOR
206 LYONS LANE
CHORLEY
PR6 0PT**



Rent: £5,400 pa

- Ground floor retail unit.
- Recently refurbished.
- Ground Floor Sales Area 35.8 sq m (385 sq ft), Kitchen 1.5 sq m
- Prominent roadside location.
- Situated within a densely populated area.

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 do 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: Recently refurbished Ground Floor Retail Unit providing sales area, refurbished kitchen and basement storage.

Location: Proceeding up Lyons Lane, the building is situated on the right-hand side close to the mini roundabout junction with Eaves Lane.

Accommodation: The accommodation briefly comprises
(all sizes are approx)

Ground Floor:

Sales Area 31 sq.m. (335 sq.ft.)

Kitchen 2.5 sq.m. with rear door to yard

W.C.

Staircase to basement

Lease Terms:

Rent: £5,400 per annum exclusive with the first 3 months rental payable on completion and monthly in advance thereafter.

Term: 3 years.

Use: Class E – Retail, Office and Financial/Professional Services.

Repairs: Internal repairing responsibility upon Tenant including repairs to the shutters, door and shop front.

Building Insurance: Landlord to insure the building with the Tenant responsible for a fair proportion of the premium.

VAT: Not payable.

Legal Costs: Each party to bear their own legal costs.

Rateable Value: According to the Valuation Office Website the premises are described as 'Shop and Premises' with a Rateable Value of £5,800. All interested parties should make their own enquiries with Chorley Council on 01257 515151 to ascertain eligibility for small business rates relief.

Services: Electricity and water supplies are laid on with drainage to main sewer.

To View: By appointment with the agents with whom all negotiations should be conducted.

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

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.



Internal



Kitchen



WC