

PETER E GILKES & COMPANY

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TO LET

**UNIT 3
THE INITIAL SITE
HARPERS LANE
CHORLEY
PR6 0FD**



Rent: £11,500 pa

- Light Industrial, Retail and Office Unit (Class E).
- 97.5 sq m (1,050 sq ft) GIA.
- Prominent roadside location.
- Onsite car parking.

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: The building can be used for light Industrial, Retail, Office and Financial/Professional Services. The building has the benefit of a shop front with external shutter leading into an open plan layout.

Location: Situated on an arterial route on the outskirts of Chorley Town centre the building has close links to the M61, M6 & M65 intersections. Proceeding into Chorley along the A6 turning onto Harpers Lane (B6229) for approximately half a mile the site is at the roundabout junction merging Botany Brow and Eaves Lane.

Accommodation: **Ground Floor**
(all sizes are approx) 5.95m x 16.4m = 97.5 sq m (1,050 sq ft) GIA.

WC & Kitchen



Lease Terms:

Rent: £11,500 per annum with the first three months payable on completion and quarterly in advance thereafter.

Term: Six years.

Break Clause: Tenant only on the 3rd anniversary.

Use: Class E (Commercial, Business and Service).

Repairs: Full repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

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

Rates: Payable by the Tenant.

Outgoings: Payable by the Tenant.

Insurance: Landlord to insure and reclaim premium from Tenant as additional rent.

Mezzanine: Maybe available by separate negotiation with outgoing Tenant.

Assessment: According to the Valuation Office website the property is described as 'Warehouse and Premises' with a Rateable Value of £7,200. All interested parties should make their own enquiries with Chorley Borough Council on 01257 515151 to establish their eligibility for Small Business Rates Relief.

Services: We understand that three phase electricity and water supplies are laid on with drainage to the main sewer.

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

- 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.