PETER E GILKES & COMPANY 44 Market Street, Chorley, Lancashire, PR7 2SE Tel 01257 266999 Fax 01257 264256 Email info@peteregilkes.co.uk



# **TO LET**

UNIT 3 THE INITIAL SITE HARPERS LANE CHORLEY PR6 0FD



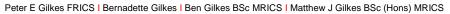
## Rent: £11,500 pa

- 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





**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)  $5.95m \times 16.4m = 97.5 \text{ sq m} (1,050 \text{ sq ft}) \text{ GIA}.$ 

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 3 <sup>rd</sup> 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.