

PETER E GILKES & COMPANY

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TO LET

**101 ANDERTON STREET
CHORLEY
PR7 2AY**



Rent: £15,000 pa

- Ground floor warehouse 102 sq m (1,098 sq ft) GIA.
- Two first floor offices 52,8 sq m (568 sq ft) NIA.
- Second floor office 48.5 sq m (568 sq ft) NIA.
- Secure yard/cark park.

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: Situated on the outskirts of Chorley town centre the property has recently been refurbished to a high standard providing a ground floor warehouse with first and second floor offices.

Location: Proceeding along Market Street within Chorley town centre turning into Anderton Street where the building is approximately 400m on the left hand side in between the junction with Victoria Street and Railway Street. It has good access to the town centre and the A6.

Accommodation: Ground Floor

(all sizes are approx) **Warehouse** 10.1m x 10.1m (33'2 x 33'2) with shutter access, storeroom and WC.

First Floor

Separately accessed from the front courtyard with stairwell and corridor to

Office 1 3.35m x 6.8m (10'9 x 22'3).

Office 2 4.5m x 6.7m (14'7 x 21'9).

Both offices have UPVc double-glazed windows, dado trunking and spot lights.

Kitchen 3.2m x 1.5m (10'4 x 4'9).

WC

Second Floor

Office 6.7m x 6.2m plus 2.7m x 1.3m (21'9 x 20'3 plus 8'8 x 4'2).

Velux windows, spotlighting and laminate flooring.

WC

Outside: Forecourt secured by palisade fencing and gate with parking for five vehicles approximately.

Lease Terms:

Rent: £15,000 per annum with the first three months payable on completion and monthly in advance thereafter.

Term: Three years.

Use: (B1) Offices/Light Industrial.

Repairs: Full repairing responsibility upon the Tenant.

VAT: Maybe payable at the appropriate rate.

Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for payment of the premium as additional rent.

Assessment: According to the Valuation Office website the property has been split to create three separate properties with the ground floor being described as 'Brewery and Premises' with a Rateable Value of £4,650, the first floor being described as 'Store and Premises' with a Rateable Value of £2,175 and the second floor described as 'Shop and Premises' with a Rateable Value £1,725. All interested parties should make their own enquiries with

Chorley Borough Council's Business Rates Department to ascertain their eligibility for Small Business Rates Relief on 10257 515151.

Services: We understand that mains electricity is available with a three phase power supply with drainage to the main sewer.

Energy Rating: The property has an Energy Performance Certificate within Band E valid until November 2029.

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.



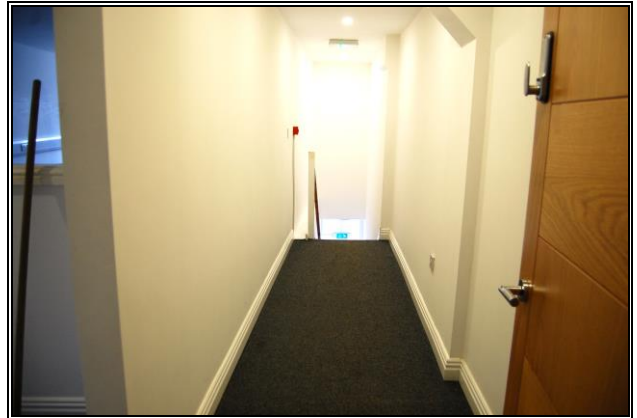
Warehouse



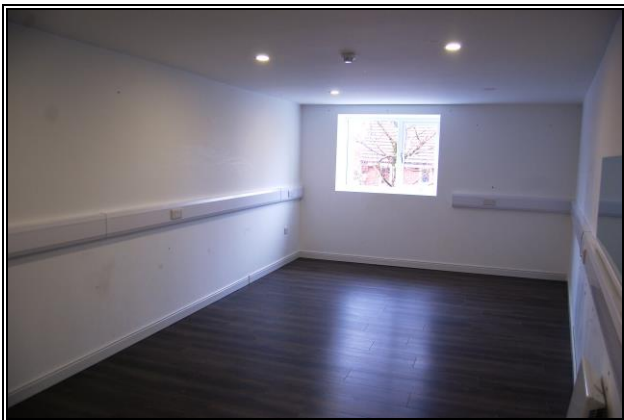
Warehouse



Warehouse Storeroom



Office Entrance Corridor



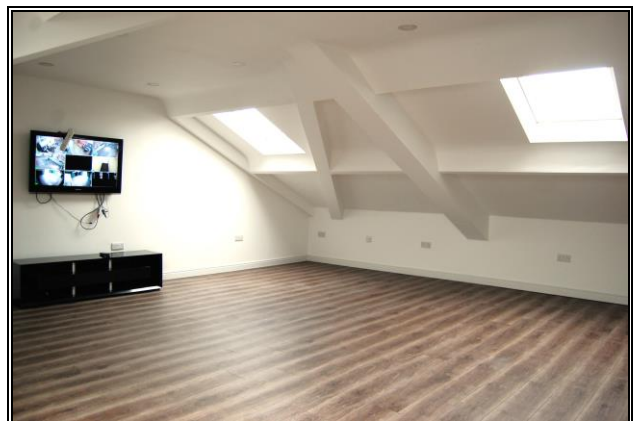
First Floor Office 1



First Floor Office 2



First Floor Kitchen



Second Floor Office 1



Second Floor Office 2



Second Floor Bathroom



Front Yard



Rear Yard