

PETER E GILKES & COMPANY

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TO LET

**ENCLOSED COMPOUND
WIGAN LANE
COPPULL
CHORLEY
PR7 4BN**



Rent: £4,000 per annum

- Enclosed compound of 0.636 acres or thereabouts
- Substantial proportion, hard surfaced
- Conveniently located between Chorley & Wigan
- Suited for uses ideally associated with Agriculture or those permissible within the Greenbelt
- Flexible Terms

Peter E Gilkes & Company for themselves 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 only 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.



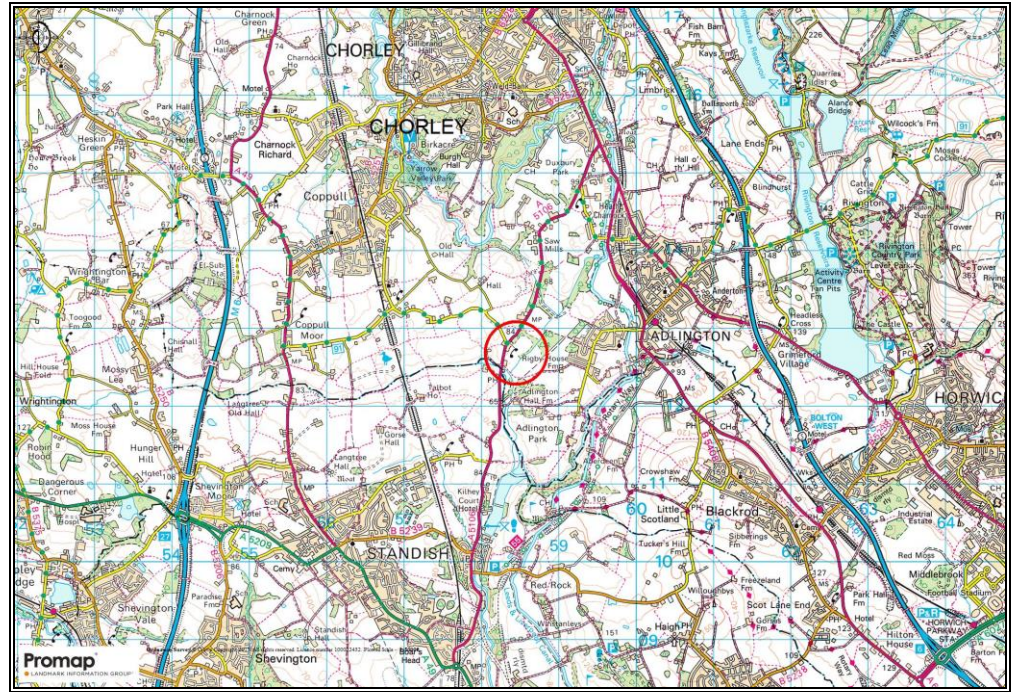
CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: Enclosed compound area located behind established residences and which provides some measure of seclusion and security in a convenient location approximately midway between Chorley and Wigan, and close to intersections on the M6 and M61 motorways.

Location: From Chorley town centre proceed south for approximately 1½ mile and turn right into Wigan Lane and after 2 miles the site is on the left.



Accommodation: Enclosed compound of which approximately half is hard surfaced.
(all sizes are approx)

Lease Terms:

Rent: £4,000 per annum payable monthly in advance.

Rent Deposit: £1,000

Term: One year or multiples thereof or by negotiation.

Repairs: Tenant will be required to keep the site in tidy and maintained order.

Rates: The site is not assessed for rating purposes but if subsequently charged payable by tenant (but small business rate relief may apply).

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

