



TO LET

**MILLFIELDS
SCHOOL LANE
BRINSCALL
PR6 8PT**



Rent: £10,500 pa

- Former Day nursery (D1), also suitable as a physiotherapist practice, day centre or school.
- 97 sq m (1,046 sq ft) NIA.
- 5 private car parking.
- Suitable for other uses (subject to planning).

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: Former Sure Start Centre originally fitted out as a children's nursery to a modern specification with external secure play space.

Location: Proceed into the village of Brinscall from School Lane, turn into the car park for Brinscall & Withnell Athletic Recreation Association with the building directly in front and attached to the existing club house.

Accommodation: Ground Floor

(all sizes are approx) **Reception** 2.8m x 2m (9'2 x 6'6).



Office 3.5m x 2.8m (11'5' x 9'2) with hand basin.



Waiting Room 2.8m x 3.9m (9'2 x 12'8).



Disable WC and Baby Change Unit

Former Play Room with bio-fold door to external play space 5.3m x 7.45m (17'3 x 24'4) plus 4.6m x 1.75m (15' x 5'7) with inbuilt cupboard.





Store Room/Boiler Room 1.75m x 2.25m (5'7 x 7'3).

Kitchen 2.1m x 2.1m (6'8 x 6'8).



Lease Terms:

- Rent:** £10,500 pa exclusive with the first three months payable on completion and monthly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Children's Nursery (D1) with other alternative uses being considered subject to planning approval.
- Repairs:** Full repairing responsibility on Tenant.
- VAT:** Not payable.
- Legal Costs:** Each party to bear their own legal expenses.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure but pass on the premium as additional rent to the Tenant.

Assessment: According to the Valuation Office website the premises are described as 'Day Nursery and Premises' with a Rateable Value of £6,200. All interested parties should make their own enquiries for eligibility of Small Business Rates Relief with Chorley Borough Council on 01257 515151.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer. A gas combi boiler provides hot water & heating. Energy efficient lighting sensors have been installed along with a fire alarm with dado trunking for data and telephone connections.

To View: Strictly by appointment with Peter E Gilkes & Company and 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.