

PETER E GILKES & COMPANY

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TO LET

**UNIT 1
CHORLEY EAST BUSINESS PARK
TOWNLEY STREET
CHORLEY
PR6 0BR**



Rent: £17,250 pa

- General industrial unit.
- Modern construction.
- 188 sq m (2,029 sq ft) GIA.
- Established industrial location close to Chorley town centre.

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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:	Steel portal frame industrial unit within a terrace of four independent units. The unit benefits from a front forecourt with communal car parking and the site is secured by palisade fencing with good access for HGV deliveries.
Location:	Proceeding into Chorley along the A6 turn onto Lyons Lane (B6228) for approximately 100 metres turning right onto Townley Street and onto the site entrance.
Accommodation:	Unit 1 (all sizes are approx) 10.1m x 18.5m (33'5 x 60'8). Including WC and Kitchen.
Lease Terms:	
Rent:	£17,250 per annum with the first three months rental payable upon completion and quarterly in advance thereafter.
Term:	Six years.
Break Clause:	Tenant only on the third anniversary.
Rent Review:	On the third anniversary of the term.
Use:	Light industrial (E) general industrial (B2) and Storage and Distribution (B8).
Repairs:	Full repair and responsibility upon Tenant.
VAT:	Payable at the appropriate rate.
Legal Costs:	Each party to pay their own legal expenses.
Insurance:	Landlord to insure and reclaim premium from Tenant as additional rent.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility.
Assessment:	According to the Valuation Office website the property is described as 'Warehouse Premises' with a Rateable Value of £13,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.
Services:	We understand that Three-Phase electricity and water supplies are laid on, with drainage to main sewer.
Energy Rating:	We understand a Renewal 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.