

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 1
YARROW MILL
YARROW ROAD
CHORLEY
PR6 0LP**



Rent: £54,000pa

- Steel portal frame industrial unit 850 sq m (9,159 sq ft) GIA.
- Refurbished offices 50 sq m (538 sq ft) NIA.
- Established industrial location.
- Private car parking to front.

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: Steel portal framed industrial unit located within the former Yarrow Mill which provides open plan warehouse accommodation and recently refurbished office accommodation.

Location: Situated on the outskirts of Chorley Town Centre the property can be accessed off Lyons Lane (A6) and proceeding up either Brook Street or Eaves Lane (B6228) meeting the roundabout junction at Yarrow Road where the property is approximately 300m on the right hand side.

Accommodation: Ground Floor

(all sizes are approx) **Workshop** 28.6m x 31.5m = 900 sq m GIA (93'9 x 103'4 = 9,697 sq ft GIA) including

Boardroom 17.6 sq m (189 sq ft)

Kitchen 5.8 sq m (62.5 sq ft)

Office 17.8 sq m (191 sq ft)

Office/Storeroom 14.3 sq m (154 sq ft)



Lease Terms:

- Rent:** £54,000 per annum with the first three months payable on completion and monthly in advance by standing order thereafter.
- Term:** Three years or multiples thereof.
- Use:** (E) Light Industrial, (B2) General Industrial and (B8) Storage or Distribution.
- Repairs:** Full repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.
- Services:** Tenant's responsibility.
- Insurance:** Landlord to insure with Tenant responsible for payment of premium as additional rent.

Assessment: According to the Valuation Office website the property is described as 'Workshop and Premises' with a Rateable Value of £26,250 with rates payable of £12,865pa approximately. All interested parties should make their own enquiries with Chorley Borough Council's Rates Department on 01257 515151.

Services: Mains gas, three phase electricity and water supplies are laid on, drainage to main sewer.

Energy Rating: The property has an Energy Performance Certificate within Band D and is valid until November 2028.

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.