

**PETER E GILKES & COMPANY**

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**TO LET**

**10 MATRIX POINT  
BUCKSHAW VILLAGE  
CHORLEY  
PR7 7ND**



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**Rent: £18,500 pa**

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- Tastefully refurbished former aesthetic clinic.
- Ground Floor 72 sq m (774 sq ft) GIA.
- Mezzanine 35 sq m (377 sq ft) GIA.
- Three private car parking spaces.

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:** Purpose built industrial unit subsequently refurbished as an Aesthetic Clinic and suitable for a variety of alternative uses. The accommodation is tastefully presented and situated within an established location within Buckshaw Village.

**Location:** Proceeding along Dawson Lane B5248, turn at the roundabout junction onto Weston Avenue turning left at the first roundabout onto Matrix Way leading into the Industrial Estate. The building is 50 metres approximately on the left hand side.

**Accommodation: Ground Floor**

5.8 m x 12.4 m (19' x 40'8) including reception, waiting area, two treatment rooms, WC, kitchen and under stairs office.

**Mezzanine**

Two Treatment Rooms and waiting area.

**Lease Terms:**

**Rent:** £18,500 per annum for the first three months rental payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof.

**Use:** Class E (aesthetic clinic not permitted).

**Repairs:** Full repairing responsibility upon Tenant.

**VAT:** Not payable.

**Outgoings:** Tenant's responsibility.

**Insurance:** Landlord to insure with Tenant responsible for payment of the premium.

**Business Rates:** Tenant's responsibility.

**Service Charge:** Currently £..... per annum plus VAT for the communal areas.

**Legal Costs:** Each party to bear their own legal expenses.

**Assessment:** According to the Valuation Office website the property is described as 'Treatment Rooms & Premises' with a Rateable Value of £13,000 and all interested parties should make their own enquiries with South Ribble Council on 01772 625625 to ascertain Small Business Rates Relief.

**Energy Rating:** We understand the property has an EPC within Band B valid until December 2025.

**Services:** Mains electricity and water supplies are laid on with drainage to the main sewer. The property benefits from solar panel mitigating electricity consumption charges. Air conditioning has been installed with sink units to two treatment rooms.

**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.



Reception



Waiting Room



Ground Floor Front Treatment Room



Ground Floor Rear Treatment Room



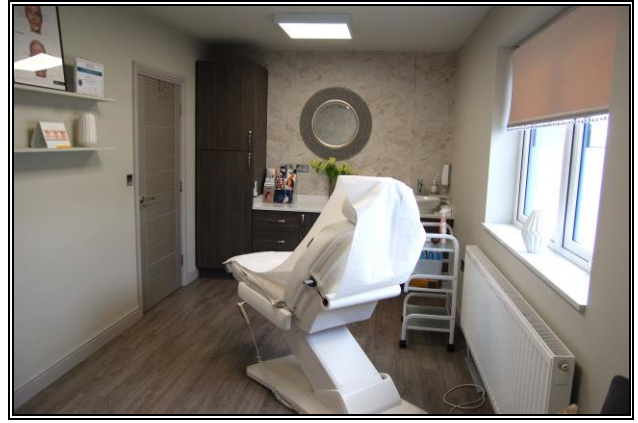
Ground Floor Kitchen



Ground Floor WC



Mezzanine Front Treatment Room



Mezzanine Rear Treatment Room