

**PETER E GILKES & COMPANY**

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**TO LET**

**86 ANDERTON STREET  
CHORLEY  
PR7 2AZ**



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**Rent: £10,200 pa**

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- Ground floor warehouse 58 sq m (627 sq ft) NIA.
- First floor office 50.5 sq m (543 sq ft) GIA.
- Interconnecting office 17.5 sq m (189 sq ft) GIA.
- Front yard/car park.
- Town centre location.

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:** Situated on the outskirts of Chorley town centre the property has recently been refurbished to a high standard providing a ground floor warehouse, interconnecting office and separate first floor offices.

**Location:** Proceeding along Market Street within Chorley town centre turning into Anderton Street where the building is approximately 400m on the right hand side in between the junction with Victoria Street and Railway Street. It has good access to the town centre and the A6 dual carriageway.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Warehouse** 10.5m x 5.5m average (34'5 x 18'3 average) with shutter access and WC.

**Office** 2.9m x 5.9m (9'7 x 19'6) with front door and inter connecting door to warehouse

**First Floor**

**Office 1** 5.4m x 5.2m (17'7 x 17') including bathroom with WC and electric shower.

**Office 2** 4.3m x 5.2m (14'1 x 17') including fitted kitchen.

**Outside:** Forecourt with parking for three vehicles approximately.

**Lease Terms:**

**Rent:** £10,200 per annum with the first three months payable on completion and monthly in advance thereafter.

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

**Use:** (B1) Offices/Light Industrial.

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

**VAT:** Maybe payable at the appropriate rate.

**Rates:** Tenant's responsibility.

**Services:** Tenant's responsibility.

**Insurance:** Landlord to insure the building with the Tenant responsible for payment of a fair proportion of the premium as additional rent.

**Assessment:** According to the Valuation Office Agency's website the property is described as 'Garage and Premises' with a Rateable Value of £5,700. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to ascertain eligibility for Small Business Rates Relief.

**Energy Rating:** The property has an Energy Performance Certificate within Band E which is valid until November 2029.

**Services:** We understand that mains electricity is available with 3-phase power supply with drainage to the main sewer.

**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.



