

PETER E GILKES & COMPANY

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TO LET

**UNIT A
HOUGHTON STREET
CHORLEY
PR6 0RG**



Rent: £13,000 pa

- Spray booth unit.
- 128.5 sq m (1,382 sq ft) GIA.
- Private car parking.
- 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: Spray bay workshop situated within an established location on the edge of Chorley Town Centre. The accommodation provides a roller shutter access door and personnel door with partition spray room including fan and extractor system. It also provides a mixing room and external paint storage area.

Location: The unit is accessed from Steeley Lane proceeding along Houghton Street into the entrance of Chorley Coachcraft with the unit situated within the side car park.

Accommodation: Ground Floor

(all sizes are approx) **Main Workshop** 12.45m x 9.5m (40'8 x 31'1) plus Mixing Room 2.7m x 3.85m (8'8 x 12'6)

Total 128.5 sq m (1,382 sq ft) GIA.

Lease Terms:

Rent: £13,000 per annum with the first three month's rental payable on completion and monthly in advance thereafter.

Term: Three years excluded from the Landlord and Tenant Act 1954.

Use: B2 (General Industrial) excluding car repairs and MOTs.

Repairs: Full repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

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

Insurance: Landlord to insure and reclaim premium from Tenant as additional rent.

Rent Review: On the 25th November 2027.

Service Charge: The Tenant will be responsible for a fair proportion equating to 19% of the Landlord's expenses for WC and kitchen facilities, compressor maintenance, water supplies, business rates and building insurance.

Services: We understand that three phase electricity and a compressed air supply connection is available. Shared WC and kitchen facilities within neighbouring building. Water supplies are laid on with drainage to main sewer. Electricity will be recharged by the Landlord using submeter readings and the Tenant will be responsible for removal of their own waste.

Energy Rating: We understand an 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.



Internal 1



Internal 2



Internal 3