

**PETER E GILKES & COMPANY**

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**TO LET**

**GROUND FLOOR  
THE OLD BANK  
77 RAILWAY ROAD  
BRINSCALL  
PR6 8RJ**



**Rent: £18,000 per annum**

- Tastefully adapted office accommodation.
- Period building with original features.
- 108 sq m (1,162 sq ft) NIA.
- Picturesque 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 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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** Former bank originally constructed circa 1900's the ground floor has been refurbished to provide office accommodation. Internally the front provides an open plan layout with central corridor incorporating three private offices and rear open office. A rear door leads into the lobby with disabled WC and staircase to the first floor.

Internally the accommodation has been decorated to a high standard with strip lighting, carpets and windows being UPVc double-glazed units. The property has a gas fired combi boiler providing heating and hot water which is separate from the first floor.

**Location:** Proceeding through the village of Brinscall along Railway Road the building is approximately midway overlooking established woodland.

**Accommodation: Ground Floor**

*(all sizes are approx)* 7.75 m x 13.95m = 108 sq m (25'4 x 45'7 = 1.162 sq ft) NIA.

**Lease Terms:**

**Rent:** £18,000 per annum with the first three months rental payable on completion and monthly in advance thereafter.

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

**Use:** Class E – Retail, Office, Financial and Professional Services and Medical use.

**Repairs:** The Tenant will have an internal repairing responsibility including plate glass with a fair proportion contribution towards the maintenance of the common parts and main structure.

**Insurance:** Landlord to insure the building and pass on a fair proportion to the Tenant.

**Outgoings:** Tenant's responsibility.

**VAT:** Payable at the appropriate rate.

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

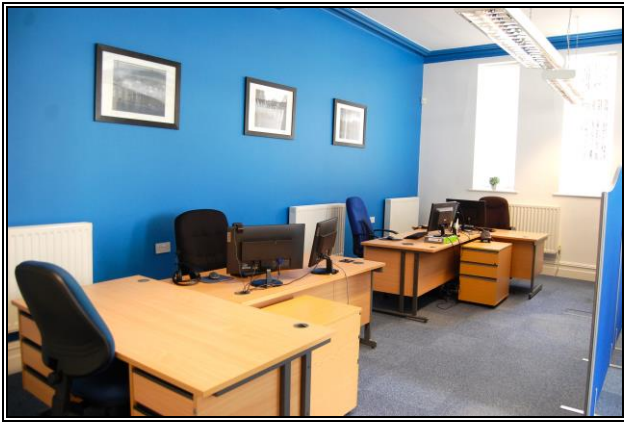
**Assessment:** According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £6,300. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish eligibility for Small Business Rates Relief.

**Services:** We understand that mains gas, electricity and water supplies are laid on with drainage to main sewer and separately metered.

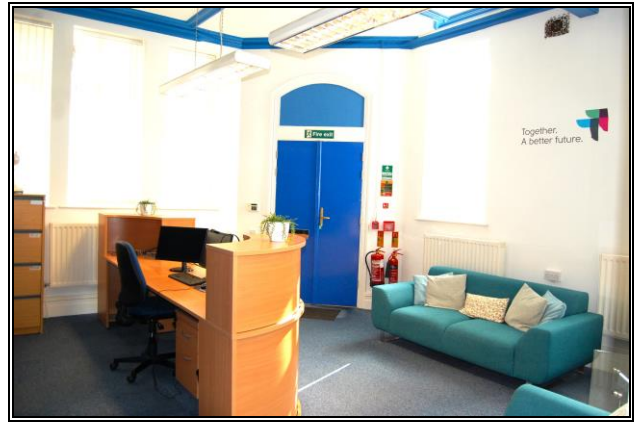
**Energy Rating:** The building has an Energy Performance Certificate within Band D valid until November 2032.

**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 Office



Reception



Private Reception Office



Office 1



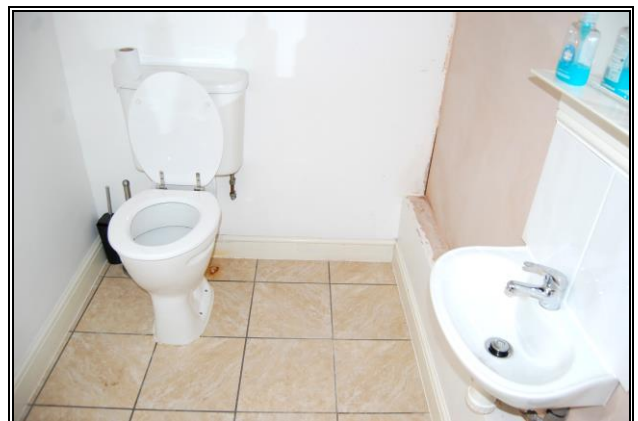
Office 2



Rear Store and Office 3



First Floor Kitchen



WC