

PETER E GILKES & COMPANY

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TO LET

**UNIT 2
TALBOT ROW
EUXTON
PR7 6HS**



Rent: £11,000 per annum

- Ground floor retail unit.
- 61.6 sq m (663 sq ft) NIA.
- Established retail parade.
- Free customer car parking.
- Rear loading.

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: Ground floor retail unit suitable for a variety of uses within Class E situated within an established neighbourhood retail precinct within Euxton.

The property benefits from complimentary neighbouring uses such as a delicatessen, barbers, convenience store and hot food takeaways.

The site provides free customer car parking and rear delivery access.

Location: Proceeding through Euxton along Runshaw Lane (A581) turn into Highways Avenue with the building being 30m on the left hand side.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 5.25m x 12.1m (17'3 x 39'5).

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Lease Terms:

Rent: £11,000 per annum with the first three months payable on completion and quarterly in advance thereafter.

Rental Deposit: To be negotiated.

Term: Five years or multiples thereof.

Use: Class E – including retail, restaurant, office, financial/professional services and medical use.

Repairs: Internal repairing responsibility upon Tenant.

Service Charge: Currently £1,530 per annum.

VAT: Not payable.

Rates: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for reimbursement of the premium which is estimated to be £400 per annum.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £9,700. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to establish eligibility for Small Business Rates Relief on 01257 515151.

Energy Rating: The property is within Band E valid until July 2031.

Services: Electricity and water supplies are laid on, drainage to 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.