

**PETER E GILKES & COMPANY**

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**FOR SALE**

**Investment**

**UNIT 2B  
HUYTON ROAD  
ADLINGTON  
CHORLEY  
PR7 4HD**



**Price: Offers over £1,100,000**

- Modern 7 bay industrial unit and yard area.
- Ground floor 848 sq m (9,127 sq ft) GIA.
- First Floor 100 sq m (1,083 sq ft) GIA.
- Eaves height 6.1m.
- Yard 0.57 acres.

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:** Modern industrial unit within an established location including office accommodation and large yard area. The sale will have the benefit of an existing Tenancy for occupation of Bays 2 - 7 at a rental of £47,120 per annum with effect from 30<sup>th</sup> September 2024 for a term of 10 years under full repairing and insuring terms. There is a rent review on the 2<sup>nd</sup> anniversary increased with reference to RPI and an upward or downward rent review on the 5th anniversary. There is a Tenant only break clause on the 6<sup>th</sup> anniversary subject to three month's notice.

The sale will be with vacant possession of Bay 1 and the adjoining ground floor stores, WC's and first floor offices.

**Location:** The property is situated 2 miles (3m) south of Chorley and close to the centre of Adlington on the A6. Ideally situated for transport links via local and regional road networks with Adlington train station being within a short distance.

Proceeding along the (A6) Market Street turn onto Huyton Road and the property is located approximately 300m on the left-hand side.

**Accommodation:** **Ground Floor**  
(all sizes are approx) **Office Accommodation** 5.3m x 19m (17'3 x 62'3) including reception, WC, Operatives WC kitchen, staffroom and storeroom

**Workshop**

**Bay 1** 5.4m x 19m (16'7 x 62'3) (includes work pit and connection to office accommodation and first floor office).

**Bays 2 – 5** 21.6m x 18m (70'10 x 59').

**Bay 6** 5.4m x 18.6m (17'7 x 61')

**Bay 7** 5.1m x 19m (16'7 x 62'3)

**Rear Storeroom** 5.65m x 4.6m (18'5 x 15')

**First Floor**

**Offices** 5.4m x 19m (17'7 x 62'3) staircase from ground floor reception including three offices, kitchen and boardroom.

**Yard Area:** 0.57 acres secured by palisade fencing and entrance gates.

**Sale Price:** £1,100,000 (One Million One Hundred Pounds).

**Assessment:** The property has been split to create several Rateable Values and all interested parties should make their own enquiries to the Valuation Office website or directly to Chorley Borough Council's Business Rates Department on 01257 515151.

**Energy Rating:** The property has an Energy Rating within Band D valid until September 2031.

**VAT:** Not payable.

**Services:** Mains gas, 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.



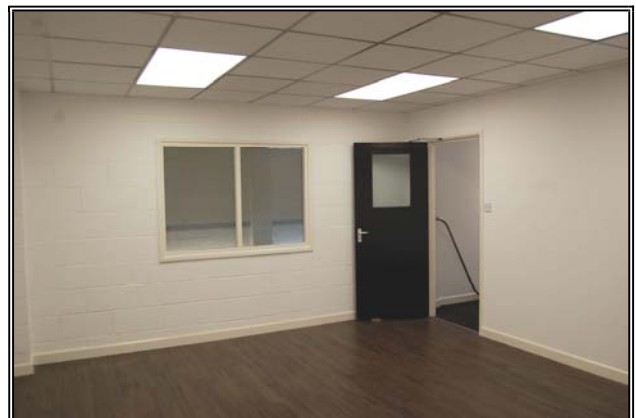
Office 1



Office 2



First Floor Kitchen



Boardroom



Front Yard



