

PETER E GILKES & COMPANY

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FOR SALE

**UNITS 4, 5 & 6
COMMON BANK INDUSTRIAL ESTATE
ACKHURST ROAD
CHORLEY
PR7 1NH**



Price: £350,000

- Two inter-linked general industrial units.
- 286 sq m (3,078 sq ft) GIA.
- Established industrial location.
- Mezzanine storage areas and first floor.

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:	The two buildings are part of a terrace of four industrial units with numbers 4, 5 & 6 being available to purchase. Unit 4 has access through the party wall at ground and first floor level into Unit 5 & 6 with both having separate shutter and door access and split services. Unit 4 provides a full coverage first floor storage area with Units 5 & 6 providing mezzanine storage.
Location:	Proceeding into Common Bank Industrial Estate from Ackhurst Road and continue for 100m turning left at the first junction where the premises are approximately 30m on the right-hand side.
Accommodation:	Unit 4 (all sizes are approx) Ground Floor: 5.3m x 15m = 79.5 sq m (855 sq ft) GIA. First Floor: 5.3m x 15m = 79.5 sq m (855 sq ft) GIA. Total Floor Area: 159 sq m (1,710 sq ft) GIA. Units 5 & 6 Ground Floor: 10.6m x 15m – 159 sq m (1,711 sq ft) GIA. Mezzanine: 4.6m x 5m plus 10.6m x 9.8m – 127 sq m (1,367 sq ft) GIA. Total Floor Area: 286 sq m (3,078 sq ft) GIA.
Sale Price:	£350,000 (Three Hundred and Fifty Thousand Pounds).
Tenure:	It is understood the property is held under a Long Leasehold with the Landlord being Chorley Council. The term is for 125 years expiring on the 28 th February 2107. The current Ground Rental is £2,745 per annum plus VAT with a Rent Review every 5 years, the next being due in 2028.
Assessment:	According to the Valuation Office website the property is described as 'Warehouse and Premises' with a Rateable Value of £26,500. Please note the current assessment includes Units 2 & 3 and therefore following the split it is anticipated the Rateable Value will be reduced. All interested parties should contact Chorley Borough Council's Business Rates Department on 01257 515151 to establish their eligibility for Small Business Rates Relief.
Services:	Mains gas, three phase electricity and water supplies are laid on, drainage to main sewer.
Energy Rating:	An Energy Performance Certificate within Band E valid until August 2035.
VAT:	All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.
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.



Unit 4 - Ground Floor



Unit 4 – Ground Floor



Unit 4 - Ground Floor Office



Unit 4 – First Floor



Unit 4 – First Floor Office



Units 5 & 6 – Ground Floor



Units 5 & 6 – Ground Floor



Units 5 & 6 - Kitchen



Units 5 & 6 - Mezzanine



Units 5 & 6 Mezzanine



Units 5 & 6 – Office



Units 5 & 6 – Office