

PETER E GILKES & COMPANY

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TO LET

**PART FIRST FLOOR
CUERDEN GREEN MILL
WARD STREET
LOSTOCK HALL
PR5 5HR**



Rent: £20,000 pa

- Open plan first floor accommodation.
- 313 sq m (3,369 sq ft) GIA.
- Private entrance.
- Former Gymnasium.

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



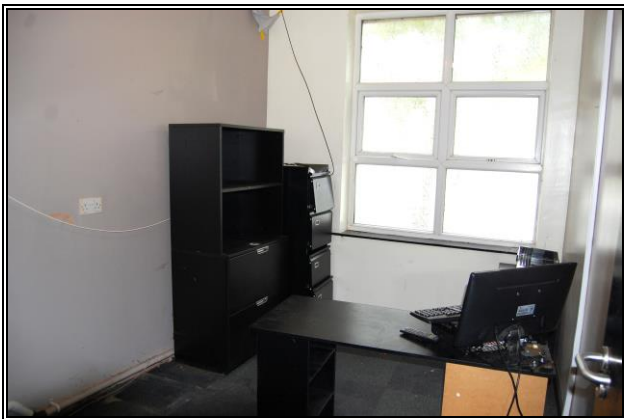
Description:	Secure private access with staircase leading to open plan first floor accommodation previously used as a gymnasium. The accommodation also includes a reception office with complimentary storerooms/changing rooms and male and female WC's.
Location:	Proceeding along Farington Road (A585) turn onto Watkin Lane (B5254) for approximately 200m turning left onto Ward Street and the building being approximately 400m on the left hand side of the entrance opposite the New Day Church.
Accommodation:	Ground Floor (all sizes are approx) Reception and Gym Area 1 248 sq m (2,670 sq ft) GIA. Gym Area 2 118 sq m (1,270 sq ft) GIA. Storerooms/Changing Rooms, WC walkway 65 sq m (702 sq ft).
Lease Terms:	
Rent:	£20,000 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.
Term:	Three years or multiples thereof.
Use:	Class E – Indoor Sports/Light Industrial/Storage.
Repairs:	Internal repairing responsibility upon Tenant.
VAT:	Payable at the appropriate rate.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility with electricity via a submeter.
Insurance:	Landlord to insure the building with the Tenant responsible for repayment of a fair proportion of the premium.
Service Charge:	Payable for the cleaning, maintenance of the communal areas including fire corridor.
Assessment:	According to the Valuation Office website the property is described as 'Gymnasium and Premises' with a Rateable Value of £4,550. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625 to access their eligibility for Small Business Rates Relief.
Services:	Mains gas, electricity and water supplies are laid on, drainage to main sewer.
Energy Rating:	The previous Energy Performance Certificate has expired and a replacement 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.



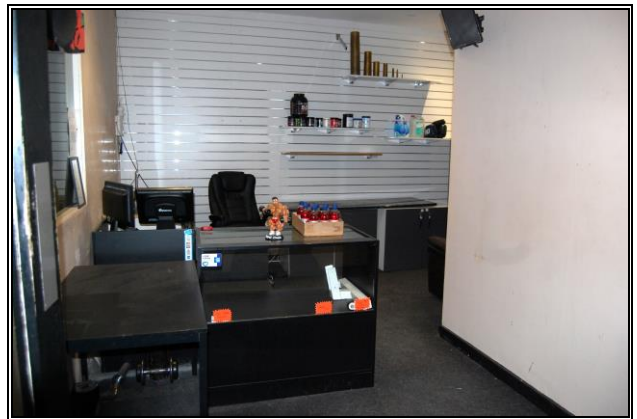
Gym Area 1



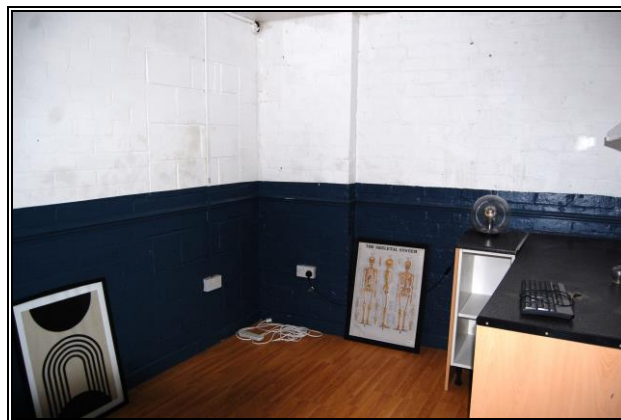
Gym Area 2



Office



Reception



Storeroom