

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE/TO LET

**THE OLD SILK MILL
BURY LANE
WITHNELL
CHORLEY
PR6 8RX**



Price: £350,000

Rent: £30,000 pa

- Tastefully refurbished office/light industrial unit.
- Two designated car parking spaces and rear loading bay.
- Period building.
- Picturesque location close to M61/M65 intersections.
- 461 sq m (4,962 sq ft).

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: Former Silk Mill subsequently rebuilt with a portal frame steel construction providing a mix of prestigious offices and workshop/storage areas. Car parking is available to the rear along with on street car parking to the front elevation with delivery access to the rear.

Location: Situated in the picturesque village of Withnell from either Junction 3 of the M65 or Junction 8 of the M61 follow the A674 Chorley Road/Blackburn Road turning onto Bury Lane (Signage for Oak Royal Golf and Country Club) and proceed along Bury Lane for approximately 400m, 30m before meeting the junction with Railway Road the property is on your right.

Accommodation: Ground Floor

(all sizes are approx)

Front 18.1 x 12.3m (59'4 x 40'4) including Entrance Porch leading into circulation corridor with partition and glazed offices, laboratory rooms and storeroom.

Rear 13.1m x 4.1m (42'11 x 13'5)
Laboratory, kitchen, WC and Dispatch Area

First Floor (Mezzanine)

Open Plan Office and Private Office 11.3m x 10.3m (37' x 33'9) plus 4.8m x 5.9m (15'8 x 19'4).

Stores 2.1m x 11.1m (6'10 x 36'5) plus 4.7m x 8.6m (15'5 x 28'2).

Total Floor Areas

Ground Floor 261 sq m (2,815 sq ft) GIA.

Mezzanine 200 sq m (2,152 sq ft) GIA.

Outside: Rear entrance with a raised concrete platform with steps down to access road.

Sale Price: £350,000 (Three Hundred and Fifty Thousand Pounds).

Lease Terms:

Rent: £30,000 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 – Light Industrial/Offices.

Repairs: Full repairing responsibility on Tenant.

VAT: Not payable.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure the building with Tenant liable for reimbursement.

Assessment: According to the Valuation Office website the property is described as 'Workshop and Premises' at a Rateable Value of £10,500. 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:** We are informed mains gas, three-phase electricity and water supplies are laid on with drainage to main sewer. A gas combi boiler supplies a radiator system and a gas blow is in situ.
- Energy Rating:** We understand an Energy Performance Certificate 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.



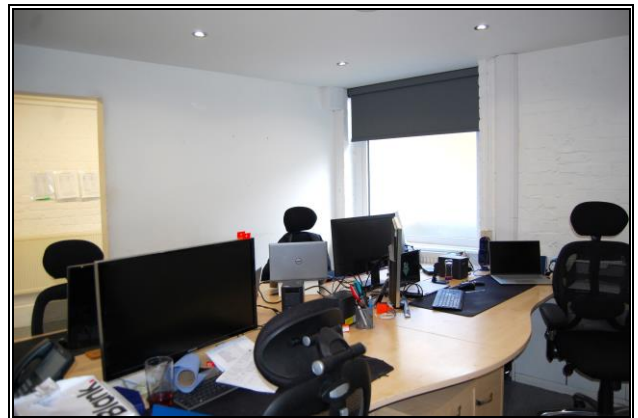
Front Entrance



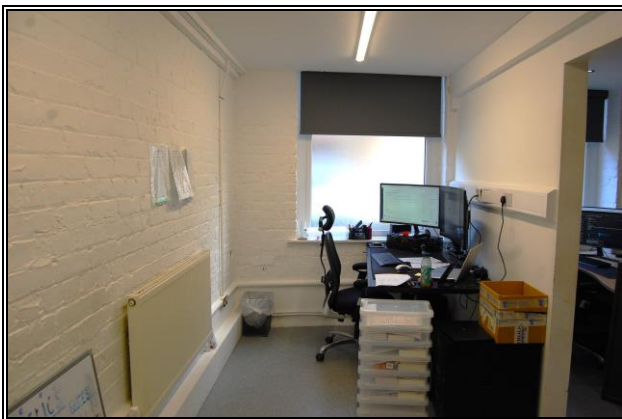
Front Laboratory



Front Office 1



Front Office 2



Front Office 3



Middle Laboratory



Middle Stores 1



Middle Stores 2



Rear Laboratory



Kitchen



Mezzanine Open Plan Office



Mezzanine Private Office



Mezzanine Storage



Mezzanine Store and Server Room



Rear Access Road



Rear Loading Bay

VENDOR'S SIGNATURE

*I confirm that I have read
these Sales Particulars and
the information contain within
is correct.*

Signed:

Date: