



## TO LET

**UNIT 5  
PRIMROSE MILL  
FRIDAY STREET  
CHORLEY  
PR6 0AA**

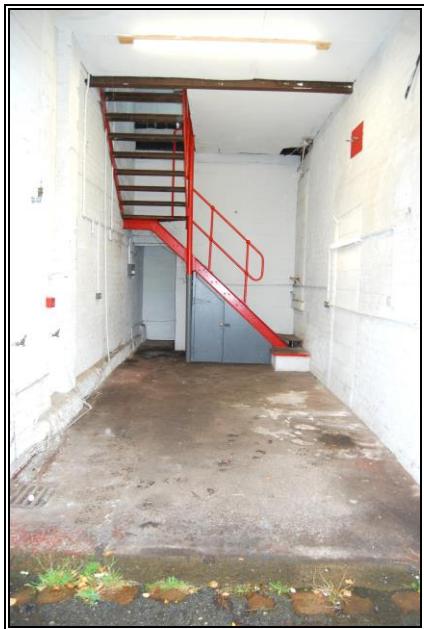


**Rent: £7,000 per annum**

- Workshop 26 sq m (280 sq ft) GIA.
- First floor offices 48.2 sq m (519 sq ft) NIA.
- Town centre location.

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.

<b>Description:</b>	Ground floor workshop with a staircase leading up to four private offices with separate WC and kitchen.
<b>Location:</b>	Proceeding along Bengal Street (A6) turning into Stump Lane and taking the first right onto Friday Street with the property 300m on the left hand side opposite the multi-storey car park.
<b>Accommodation: Ground Floor</b>	
(all sizes are approx)	<p><b>Workshop</b> 3.1m x 8.1m (10'5 x 26'8).</p> <p><b>WC</b></p>
	<b>First Floor</b>
	<p><b>Office 1</b> 1.9m x 3m (6'3 x 10').</p> <p><b>Office 2</b> 2.9m x 2.3m (9'10 x 7'8').</p> <p><b>Office 3</b> 3.7m x 7.4m (12'2 x 15'7').</p> <p><b>Office 4</b> 3.5m x 5m (11'7 x 16'6).</p> <p><b>Kitchen</b> 3.5m x 1.6m (11'6 x 5'5).</p> <p><b>WC</b></p>
<b>Lease Terms:</b>	
<b>Rent:</b>	£7,000 per annum exclusive with the first three months payable upon completion and monthly in advance thereafter.
<b>Term:</b>	Three years or multiples thereof.
<b>Use:</b>	General Industrial (B2) and Light Industrial (B1).
<b>Repairs:</b>	Internal repairing responsibility upon Tenant.
<b>VAT:</b>	May be payable at the appropriate rate.
<b>Legal Costs:</b>	Each party to bear their own legal expenses.
<b>Rates:</b>	Tenant's responsibility.
<b>Services:</b>	Tenant's responsibility.
<b>Insurance:</b>	Landlord to insure the building with the Tenant responsible for the payment of the premium.
<b>Assessment:</b>	According to the Valuation Office website the property is described as 'Garage and Premises' with a Rateable Value of £1,650. All interested parties should make their own enquiries to establish qualification for Business Rates Relief to Chorley Borough Council on 01257 515151.
<b>Services:</b>	Electricity and water supplies are laid on, drainage to main sewer.
<b>Energy Rating:</b>	We understand an Energy Performance Certificate has been commissioned and will be available upon request.
<b>To View:</b>	Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
<b>Note:</b>	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.



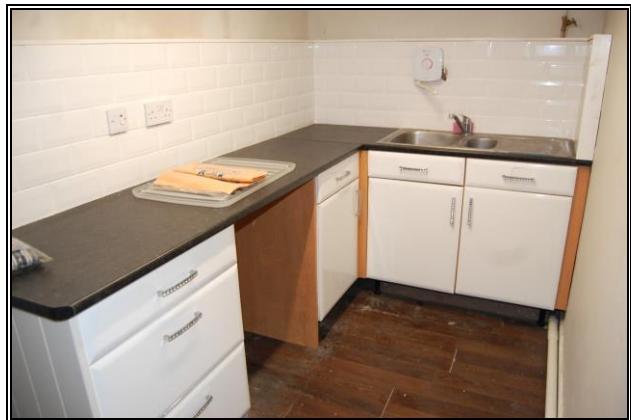
Workshop



Office 3



Office 4



Kitchen