



TO LET

**UNIT 6
TALBOT ROW
EUXTON
PR7 6HS**



Rent: £11,000 per annum

- Ground floor retail unit with hot food takeaway/Sui Generis Use
- 68.4 sq m (736 sq ft) NIA.
- Established retail parade.
- Free customer car parking.
- Rear loading.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide and do 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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:	Ground floor retail unit previously used as a hot food takeaway. Suitable for a variety of uses within Class E situated within an established neighbourhood retail precinct within Euxton.
	The property benefits from complimentary neighbouring uses such as a delicatessen, barbers, convenience store, hot food takeaways and a public house.
	The site provides free customer car parking and rear delivery access.
Location:	Proceeding through Euxton along Runshaw Lane (A581) turn into Highways Avenue with the building being 30m on the left hand side.
Accommodation: Ground Floor (all sizes are approx)	Sales Area 5.25m x 13.45m (17'3 x 44'2). WC
Lease Terms:	
Rent:	£11,000 per annum with the first three months payable on completion and quarterly in advance thereafter.
Rental Deposit:	To be negotiated.
Term:	Five years or multiples thereof.
Use:	Sui Generis or Class E – including retail, restaurant, office, financial/professional services and medical use.
Repairs:	Internal repairing responsibility upon Tenant.
Service Charge:	Currently £1,530 per annum.
VAT:	Not payable.
Rates:	Tenant's responsibility.
Insurance:	Landlord to insure the building with the Tenant responsible for reimbursement of the premium which is estimated to be £400 per annum.
Assessment:	According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £10,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to establish eligibility for Small Business Rates Relief on 01257 515151.
Energy Rating:	The property is within Band B valid until 27 th May 2034.
Services:	Mains gas, electricity and water supplies are laid on with drainage to main sewer. The property benefits from a gas combi boiler situated to the rear of the building.
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.