

**PETER E GILKES & COMPANY**

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**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 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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



<b>Description:</b>	<p>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.</p> <p>The property benefits from complimentary neighbouring uses such as a delicatessen, barbers, convenience store, hot food takeaways and a public house.</p> <p>The site provides free customer car parking and rear delivery access.</p>
<b>Location:</b>	Proceeding through Euxton along Runshaw Lane (A581) turn into Highways Avenue with the building being 30m on the left hand side.
<b>Accommodation:</b>	<b>Ground Floor</b>
<i>(all sizes are approx)</i>	<b>Sales Area</b> 5.25m x 13.45m (17'3 x 44'2). <b>WC</b>
<b>Lease Terms:</b>	
<b>Rent:</b>	£11,000 per annum with the first three months payable on completion and quarterly in advance thereafter.
<b>Rental Deposit:</b>	To be negotiated.
<b>Term:</b>	Five years or multiples thereof.
<b>Use:</b>	Sui Generis or Class E – including retail, restaurant, office, financial/professional services and medical use.
<b>Repairs:</b>	Internal repairing responsibility upon Tenant.
<b>Service Charge:</b>	Currently £1,530 per annum.
<b>VAT:</b>	Not payable.
<b>Rates:</b>	Tenant's responsibility.
<b>Insurance:</b>	Landlord to insure the building with the Tenant responsible for reimbursement of the premium which is estimated to be £400 per annum.
<b>Assessment:</b>	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.
<b>Energy Rating:</b>	The property is within Band B valid until 27 <sup>th</sup> May 2034.
<b>Services:</b>	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.
<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.