

**PETER E GILKES & COMPANY**

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**TO LET**

**114 WIGAN ROAD  
EUXTON  
CHORLEY  
PR7 6JW**



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**Rent: £22,000 pa**

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- Modern ground and first floor office accommodation.
- 123.5 sq m (1,330 sq ft) NIA.
- 199 sq m (2,140 sq ft) GIA.
- 14 private car park spaces.
- Prominent roadside 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 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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** Former emergency Doctor's surgery providing modern accommodation on Ground and First Floor. Suitable for a variety of uses within Class E with 14 private car parking spaces.

**Location:** The building is ideally located for easy access from Chorley, Leyland and Buckshaw Village and situated at the crossroads junction at Wigan Road, Runshaw Lane and Euxton Lane in Euxton. It is also located close to motorway junctions for the M6 and M61.

**Accommodation:** The accommodation briefly comprises  
(all sizes are approx)

**Ground Floor:**

Covered Porch  
Enclosed Porch  
Waiting Area  
Reception Office  
Sink Unit and Kitchen Facilities  
Rear Hall leading to W.C./Disabled W.C.  
Treatment Room/Office 1  
Two Consulting rooms/offices  
Side Hallway with rear store area under stairs

**Floor Area:** 82.2 sq m (885 sq ft) NIA (excluding hallways and WC's).

**First Floor:**

Shower Room  
Office 1 with store cupboard  
Kitchen 5.2 sq m (56 sq ft)  
Office 2 with storage cupboard  
Office 3 with store cupboard  
Office 4

**Floor Area:** 41.3 sq m (445 sq ft) NIA (excluding kitchen, hallways and shower room).

**Outside:** Large forecourt with lined car parking spaces for 12 cars plus additional private car parking for 2 vehicles in tandem within the side yard area.

**Lease Terms:**

**Rent:** £22,000 per annum exclusive with the first 3 months rental payable on completion and monthly in advance thereafter.

**Term:** 3 years and multiples thereof.

**Use:** Class E – Commercial, Business and Service.

**Repairs:** Tenant having a full repairing responsibility.

**Building Insurance:** Landlord to insure with the tenant responsible for reimbursement of premium as additional rent.

**Business Rates:** Tenant's responsibility.

**Services:** Tenant's responsibility.

**VAT:** Not payable

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

**Assessment:** According to the Valuation Office Website the premises are described as 'Health Centre and Premises' with a Rateable Value of £4,600. All interested parties to make their own enquiries to Chorley Borough Council's Business Rates Department and also to ascertain eligibility for Small Business Rates relief on 01257 515151.

**Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

**Energy Rating:** The property has an Energy Performance Certificate valid until February 2025 with an Energy Rating C classification.

**To View:** By appointment with the agents with whom all negotiations should be conducted.

**Note:** All interested parties should make their own enquiries regarding eligibility for small business rates relief to Chorley Council on 01257 515151.



Reception Office



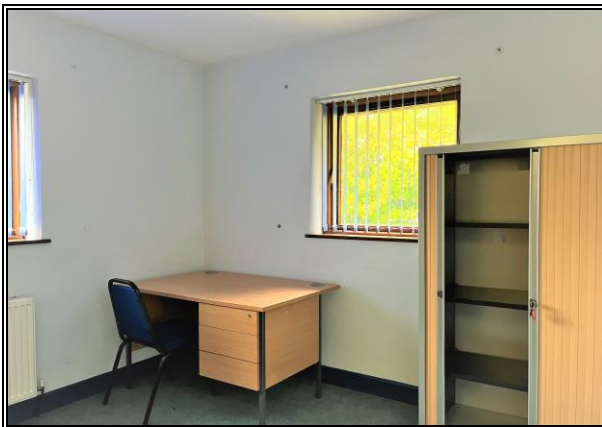
Waiting Area



Ground Floor Consulting Room



First Floor Office 1



First Floor Office 3



First Floor Office 4



First Floor Kitchen



Car Park