

PETER E GILKES & COMPANY

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TO LET

**PART RIVERSIDE VIEW NURSERY
ULNES WALTON LANE
LEYLAND
PR26 8LT**



Rent: £11,500 per annum

- Covered storage and yard areas within secure rural location.
- Compound A 325 sq m (3,498 sq ft).
- Compound B 270 sq m (2,906 sq ft).
- Compound C 170 sq m (1,850 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: Accommodation comprising of yard areas and basic storage buildings previously operated as a business engaged in the preparation, sale and distribution of logs.

The accommodation would appeal to parties requiring open storage.

Location: Proceeding along Southport Road (A581) towards Croston, Ulnes Walton Lane is approximately 100m past the Rose and Crown public house. Proceed along Ulnes Walton Lane for approximately 1 mile where the site entrance is on the right hand side.

Accommodation: Ground Floor

(all sizes are approx)

Compound A

Open Compound equating to 325 sq m (3,498 sq ft) or thereabouts with raised surface covered with compacted, crushed stone.

Compound B

Area of 270 sq m (3,906 sq ft) including a small open store formed from slatted timber walls under profile metal sheet roof.

Compound C

L-Shape building formed from open slotted timber walls under profile metal sheet roof and providing 170 sq m (1,850 sq ft).

Lease Terms:

Rent: £11,500 per annum with the first three months rental payable on completion and monthly in advance thereafter.

Term: Three years.

Use: Storage and distribution.

Repairs: Tenant having a full repairing responsibility.

VAT: Not payable.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Assessment: According to the Valuation Office website the site is described as 'Wood Yard and Premises' with a Rateable Value of £11,250. All interested parties should contact Chorley Council's Business Rates Department on 01257 515151 to establish their eligibility for Small Business Rates Relief.

Services: It is understood mains electricity and water supplies are laid on with foul drainage to a septic tank.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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.



Compound A



Compound B



Compound C