

PETER E GILKES & COMPANY

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INVESTMENT FOR SALE

**7 CLARENCE STREET
CHORLEY
PR7 2BJ**



Price: £360,000

- Prominent office/light industrial building (B1).
- Ground floor workshop 301 sq m (3,245 sq ft) GIA.
- First floor office 161 sq m (1,740 sq ft).
- Rental income £18,500 per annum under a ten year Lease.
- Front and rear access via manual shutter doors.
- Prominent roadside location with private car parking.

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: The property consists of a two-storey building situated in a mixed area southeast of the town centre. Although the address is Clarence Street the main entrance used is off Railway Road which is parallel with the inner ring road that stands on an embankment.

Location: Proceeding along Shepherds Way (A6) turn into Clifford Street behind Chorley Interchange then left at the traffic lights onto Chapel Street leading round to Railway Street where the property is approximately 100m on the right.

Accommodation: Ground Floor

(all sizes are approx) **Store/Workshop** 6.8m x 8.4m (22'4 x 27'4).

Large Store/Workshop/WC 9.8m x 8.7m (32'2 x 28'7).

Small Store 3.4m x 1.9m (11'2 x 6'2).

Rear Store 4.9m x 3.4m (16'1 x 11'3).

Side Store/Garage 2.7m x 5.9m plus 0.8m x 2.7m (9'2 x 19'7 plus 2'10 x 9'2).

Front Office 3.9m x 4.6m (12'10 x 15'4)

Kitchen/WC 3.9m x 1.7m (12'10 x 5'7)

Front Workshop 4.45m x 7.8m (14'6 x 25'6) with work pit.

First Floor

Approached by two staircases leading up to central corridor giving access to

Open Plan Office including two private offices 10.1m x 8.5m (33'1 x 27'8)

Office 1 6.5m x 3.3m (21'6 x 11').

Front Office 4.7m x 4.9m (15'7 x 16'2).

Kitchen 1.8m x 3.3m (6'1 x 11').

Staffroom 2.3m x 3.3m (7'8 x 11').

Rear Office 2.7m x 3.3m (9'1 x 11').

Male and Female WC's.

Floor Area: Ground Floor 208 sq m (2,245 sq ft) and First Floor 162 sq m (1,740 sq ft).

Outside: Yard area to Railway Road providing car park with delivery access from Clarence Street.

Lease Terms:

Rent:

The property is let to BPS Limited trading as Tunit (Registration No. 3026598) at a rental of £18,500 per annum exclusive commencing the 10th October 2021 for a period of 10 years with rent reviews every 3rd anniversary. The Tenant has a full repairing responsibility and payment of the Landlord's building insurance.

Assessment: According to the Valuation Office website the property is 'Store and Premises' with a Rateable Value of £7,400. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

- Services:** We are informed mains gas, three phase electricity and water supplies are laid on with drainage to main sewer.
- Energy Rating:** The property has an Energy Rating within Band D which is valid until November 2022.
- VAT:** Not applicable.
- 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.



Front Workshop



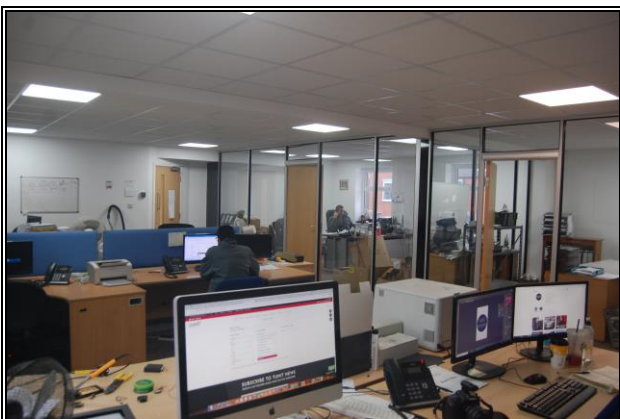
Rear Store



Rear Loading and Car Park



Side Store and Garage



First Floor Open Plan Office