



FOR SALE / TO LET

**1 MAYFIELD ROAD
CHORLEY
PR6 0DG**



Rent: £9,000pa
Price: £130,000

- Established physiotherapy clinic (D1).
- Ground and first floor accommodation.
- 88.2 sq m (950 sq ft) NIA.
- 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 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 residence subsequently converted to provide a physiotherapy clinic with accommodation on ground and first floor. Subject to planning permission the property could revert to other uses with the potential for a separate first floor flat.

Location: Situated close to Chorley Town Centre in a quiet residential street the building is accessed off the roundabout junction on the (A6) Bengal Street, turning into Stump Lane and then the 2nd left onto Mayfield Road with access to the private car park to the rear off Briercliffe Road.

Accommodation: Ground Floor

(all sizes are approx)

Treatment Room and Podiatry Room 5.2m x 3.7m (17' x 12'1)

Waiting Room 1.6m x 4.2m (5'2 x 13'7)

Treatment Room 2.2m x 3.1m (7'2 x 10'1)

Reception/Office 2.2m x 1.8m (7'2 x 5'9) plus 1.5m x 1.2m (4'9 x 3'9)

Rear Consulting Room 3.3m x 2m (10'8 x 6'5) plus 2.7m x 1.4m (8'8 x 4'5)

First Floor

Gym 5.3m x 3.5m (17'3 x 11'4)

Waiting Area 1.7m x 4.3m (5'5 x 14'1)

Kitchen / WC

Treatment Room 2.3m x 2.4m (7'5 x 7'8)

Consulting Room 2.95m x 3m (9'6 x 9'8)

Price: £130,000 (One Hundred and Thirty Thousand Pounds).

Outside: Small yard area and store with car parking for three vehicles approximately.



Lease Terms:

Rent: £9,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

Term: Three years.

Use: Clinic (D1) although subject to planning other alternative uses will be considered.

Repairs: Internal repairing responsibility upon Tenant.

VAT: Not applicable.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for payment of the premium.

Assessment: According to the Valuation Office website the property is described as 'Treatment Clinic and Premises' with a Rateable Value of £3,900. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to establish their eligibility for Small Business Rates Relief on 01257 515151.

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

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

Energy Rating: We understand that an Energy Performance Certificate has been commissioned with the property having an energy performance Asset Rating within Band D.

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.