PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE / TO LET

1 MAYFIELD ROAD CHORLEY PR6 0DG



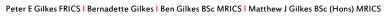
Rent: £9,000pa Price: £130,000

- 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 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.









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 2^{nd} 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.