

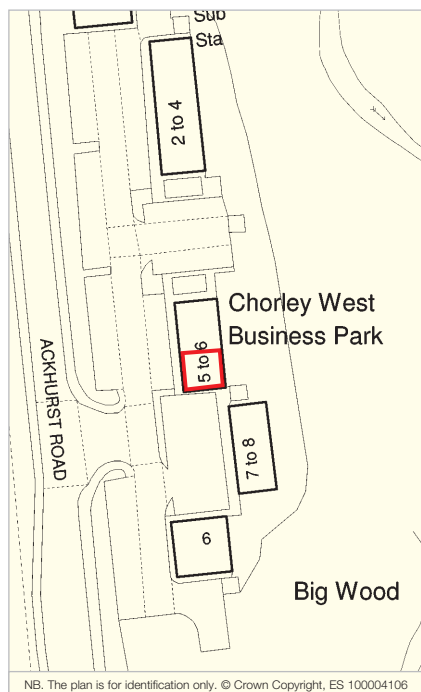
Chorley **Unit 6 Chorley West** **Business Park** **Ackhurst Road** **Lancashire** **PR7 1NL**

- **Freehold Office Investment**
- Let to the Secretary of State for Environment Food and Rural Affairs
- Offices totalling 143.8 sq m (1,548 sq ft)
- 5 allocated car parking spaces
- Asset management opportunity
- Reversion 2016
- Current Rent Reserved
£18,000 pa

On the Instructions of the
Administrators of Alard
Investments Ltd being Sarah
Rayment and Shay Bannon of



LLP who act as agents and
without personal liability



Tenure

Freehold.

Location

The popular market town of Chorley is situated in North West England, Lancashire, some 8 miles north of Wigan, 11 miles north-west of Bolton, 12 miles south of Preston and just over 19 miles north-west of Manchester. The town benefits from good road communications being adjacent to the M61 (Junction 8) and is bisected by the A6.

The property is situated on Chorley West Business Park, located some 1 mile west of Chorley town centre. The business park is accessed from Ackhurst Road.

Occupiers close by include Nissan Car Dealership, FedEx UK Station and Tesco Supermarket amongst others.

Description

The property forms part of a terrace of office units, and is arranged on ground and one upper floor to provide split level office accommodation. The property benefits from 5 allocated parking spaces to the front with further overflow parking.

The property provides the following accommodation (1) and dimensions:

Ground Floor	71.7 sq m	(772 sq ft)
First Floor	72.2 sq m	(777 sq ft)
Total	143.9 sq m	(1,549 sq ft)

(1) Not measured by Allsop. Areas taken from the VOA.

Tenancy

The entire property is at present let to THE SECRETARY OF STATE FOR ENVIRONMENT FOOD AND RURAL AFFAIRS for a term of 25 years from 11th July 1991 at a current rent of £18,000 per annum. The lease contains full repairing and insuring covenants and provided for 5 yearly rent reviews.

VAT

VAT is applicable to this lot. Please refer to the special conditions of sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor T Maddison Esq, DLA Piper. Tel: 0113 369 2518 e-mail: tim.maddison@dlapiper.com