

LOT  
**129**

Unit 4 Matrix Way, Buckshaw Village, Chorley, Lancashire PR7 7ND

GUIDE PRICE **£115,000+\***

COMMERCIAL INVESTMENT

### Description

A commercial investment currently producing £9,000pa. The mid-terrace property is of steel frame construction with brick elevations which have been cladded to the upper parts. The pitched roof slopes from back to front and is also overlaid with profile cladding which incorporates translucent panels. Internally the property benefits from three phase electric, electric up and over goods shutter (3.2m wide by 2.5m high), solid concrete flooring, WC and kitchen facilities. The minimum eaves at the front is 5.1m, to the rear half of the unit the steel mezzanine restricts the floor to ceiling height to 2.5m.

### Situated

Occupying an excellent location at the entrance to Buckshaw Village, Matrix Way is prominently situated adjacent to Central Avenue and Dawson Lane, very close to the junction with Wigan Road (A49). Preston, Leyland, Chorley and Bamber Bridge are easily accessible along with J28/29 M6; J8/J9 M61 and J1/J2 M65 which provide easy access to the remainder of the North West and national motorway network.

### Floor Areas

Ground Floor 73.16m<sup>2</sup> (787sq ft)

Mezzanine Floor 36.57m<sup>2</sup>  
(394sq ft)

Total 109.73m<sup>2</sup> (1,181sq ft)

### Additional Information

The property is available for sale

on a long leasehold basis on a 999 year lease from 10/06/2011 on a peppercorn ground rent.

The property is currently leased to Queo2 Limited for a term of 5 years from 8th June 2020 at an annual rental of £9,000. The Tenant has the option to break at



the end of the third year. Further details available upon request.

### VAT

The property is registered for VAT and VAT is payable in addition to the purchase price

### Joint Auctioneers

Robert Pinkus

