

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## INVESTMENT WITH DEVELOPMENT POTENTIAL S.T.P AND VACANT POSSESSION

8.06 hectares ( 19.91 acres )

**Euxton Park Golf Centre  
Euxton Lane  
Euxton  
Chorley  
PR7 6DL**

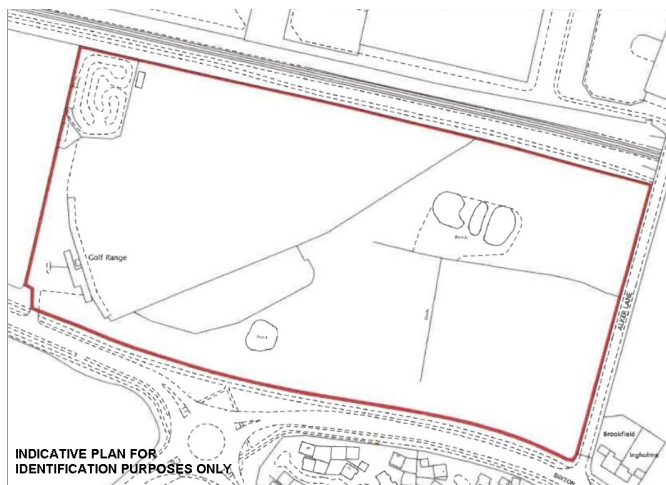
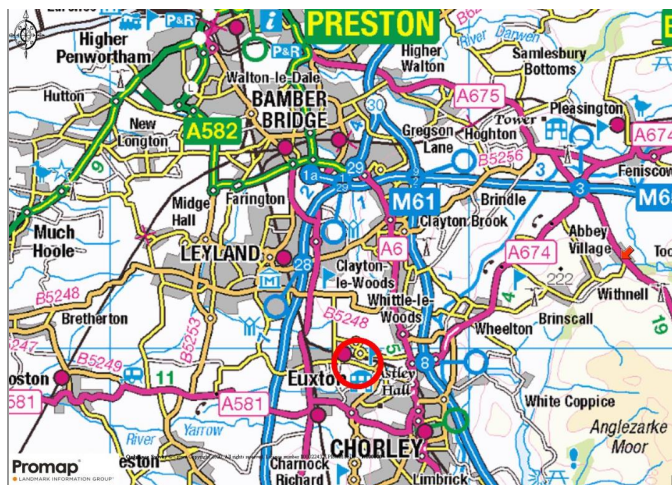
- Substantial freehold income producing investment
- Very accessible location immediately to the south of Buckshaw Village
- Producing £41,100 per annum, exclusive
- Redevelopment potential S.T.P and VP

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

**Preston office** T | 01772 883388  
25A Winckley Square E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3JJ

**Lancaster office** T | 01524 60524  
Castle Chambers E | lancaster@eckersleyproperty.co.uk  
China Street  
Lancaster  
LA1 1EX

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## Location

The site and premises are located to the south east of the very well established Buckshaw Village development providing an excellent range of amenities including Tesco superstore, Aldi, Costa Coffee, Dominos Pizza, Subway and KFC.

The site provides substantial frontage onto Euxton Lane (B5252) immediately adjacent to the West Way roundabout and is well located within the North West, being 2 miles from Chorley and Leyland, approximately 10 miles from Preston City Centre, and less than 30 miles from Manchester. Access to the motorway network is via J28 of the M6 and J8 of the M61.

Buckshaw Parkway Railway Station provides a direct service to Preston and Manchester including Manchester Airport.

Immediately to the east is the newly built Strawberry Fields Digital hub providing circa 5,000 m<sup>2</sup> (54,000 ft<sup>2</sup>) of state of the art hi tech office accommodation in addition to 125 residential dwellings, care home, nursery and play centre and a range of additional business space accommodation.

## Description

A 30 bay golf driving range with associated 9 hole foot golf course, car wash and go karting track set within approximately 8.06 hectares (19.91 acres).

The facility comprises single storey administration and amenity facilities being of brick/blockwork construction beneath profiled steel roof with predominantly hard-cored car park to the front.

To the rear of the site within the north western corner is a go karting track which benefits from high level lighting along with a telecommunications mast.

The site is generally level and rectangular in shape.

## Accommodation

The main administrative building which includes reception, training room, lounge, cafe and WC's has been estimated to extend to approximately 210 m<sup>2</sup> (2,265 ft<sup>2</sup>).

## Rating assessments

We understand that the wider site and premises benefit from the following rating assessments:

Golf course and premises: **£17,250**; Go kart rink and premises: **£6,800**; Car wash and premises: **£3,350**; Cafe and premises: **£4,800**; and the Communications station and premises: **£9,500**.

Interested parties are advised to make their own enquiries via the local authority or via the Direct.gov website.

## Planning

We understand that the site and premises benefit from planning consent for a golf driving range, go kart track and all current ancillary uses via a range of historic planning permissions. We further understand that the site lies within an area allocated as green belt within the Chorley Local Plan (adopted 2015).

Interested parties are recommended to make their own separate enquiries of the planning department at Chorley Borough Council (tel. 01257 515221).

## Tenure

Freehold, subject to the various occupational leases.

## Tenancy information

Please refer to the attached schedule for a breakdown of the income streams.

## Price

Offers invited.

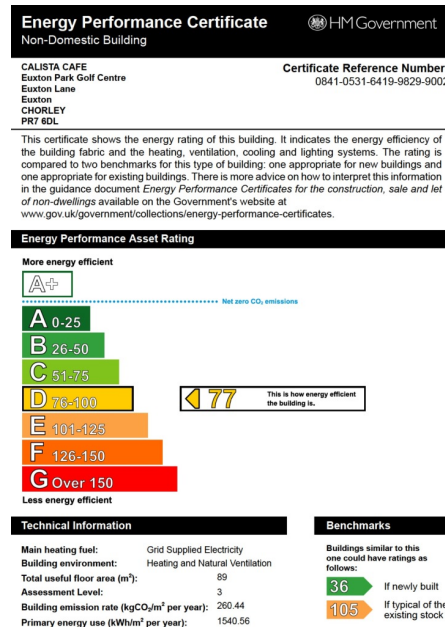
## Further information

A range of further information is available upon request including title information, copy leases and plans and draft heads of terms including proposed overage and clawback provisions.

## VAT

We understand that the purchase price will NOT be subject to VAT.

## Energy Performance Certificate



## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Overage and Clawback Provisions

Overage and clawback provisions apply to this sale with further information available upon request. Consideration may be given to a sale without such a provision.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)



## Tenancy Schedule – Euxton Park Golf Centre, Euxton Lane, Chorley

| Unit | Tenant  | Lease Start | Lease Expiry (Break)   | Passing Rent (LL income)  | Rent Review                              | Permitted Use   | Rateable Value(s)           | Comment   |
|------|---|-------------|------------------------|---------------------------|--|---|-----------------------------|---|
| 1    | Timothy Richard Evans (Sole trader)           | 7/4/09      | 6/4/29                 | <b>£28,500</b>            | 3 yearly upward only to open market rent | Golf driving range with ancillary and associated uses being a nine hole golf course, crazy golf course, shop, cafeteria and cash wash and for no other use whatsoever. The Tenant may use a 'permitted part' as a go karting track. | £17,250<br>£3,350<br>£4,800 | Tenant to keep in good and substantial repair and condition. Insurance is the Tenants responsibility  |
| 2    | T-Mobile (UK) Limited (04502436) (*see below) | 15/4/04     | 17/9/17 (Holding over) | <b>£8,700</b>             | 5 yearly (holding over)                  | Telecoms mast   | £9,500                      | Repairs and insurance are the Tenants responsibility. The Vendor may determine on 12 months notice in the event that the Vendor wishes to improve the land. Sections 24 to 28 of the Landlord and Tenant Act 1954 are excluded. |
| 3    | Extreme Karting UK Limited (05691472)         | 7/4/15      | 6/4/21                 | £7,800<br><b>(£3,900)</b> | 3 yearly                                 | Land of approximately 0.28 hectares (0.68 acres or thereabouts) in the north west corner of the site.   | £6,800                      | See below.  |

The telecommunications lease has been assigned to T-Mobile (UK) Limited and Hutchison 3G UK Ltd (now EE Limited).

By way of a licence to underlet, change of use and ability to carry out works, part has been underlet by Timothy Richard Evans to Extreme Karting UK Limited. This covers an area of land of approximately 0.28 hectares (0.68 acres or thereabouts) in the north west corner of the site for a term from the 7th April 2015 to the 6th April 2021 (security of tenure provisions excluded) at an annual rental of **£7,800** per annum. The agreement provides for T R Evans to pay Staplefields (The Landlord) 50% of the under-lease rent (no less than **£3,600** per annum). We understand that this was last reviewed on the 7th April 2018.