PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



TO LET

1 – 3 CLEVELAND STREET CHORLEY PR7 1BH



Rent: £19,500 pa

- Prominent Town Centre retail unit.
- Shop depth 6m (9'8), shop frontage 9.1m (3').
- Ground floor retail area 49 sq m (530 sq ft) NIA.
- First and second floors.

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.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS



Description: The property is situated on a prominent location on the corner of Chapel

Street and Cleveland Street with nearby occupiers being Clarks Shoes,

Specsavers and CEX.

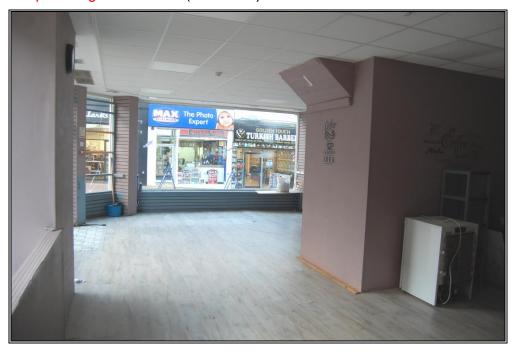
Location: The building is at the junction of Chapel Street and Cleveland Street within

Chorley Town Centre close to the covered market with good pedestrian

flow.

Accommodation: Ground Floor

(all sizes are approx) Shop frontage 9.1m x 6m (19'8 x 30')



First Floor Storeroom 25 sq m (269 sq ft)



Second Floor

Staffroom and Kitchen 23.8 sq m (257 sq ft)



Storeroom 23.4 sq m (252 sq ft)

WC

Basement

Accessed from the ground floor.

Lease Terms:

Rent: £19,500pa exclusive with the first three months payable on completion and

quarterly in advance thereafter.

Term: Three years or multiples thereof.

Use: Class E, including Retail, Restaurant and Financial/Professional Services.

Repairs: Full repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

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

Rates: Tenant's responsibility.
Services: Tenant's responsibility.

Insurance: Landlord to insure with Tenant responsible for the payment as additional

rent.

Assessment: According to the Valuation Office website the property is described as

'Shop and Premises' with a Rateable Value of £14,250. All interested parties should make their own enquiries regarding Small Business Rates Relief or potential Grant Assistance from Chorley Borough Council on

01257 515151.

Services: Electricity and water supplies are laid on with drainage to main sewer.

Energy Rating: The property has an Energy Performance Certificate within Band E valid

until March 2029.

To View: Strictly by appointment with Peter E Gilkes & Company with whom all

negotiations should be conducted.

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.