

PETER E GILKES & COMPANY

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TO LET

**Ground Floor Office Suite
Chorleian House
49 – 51 St Thomas's Road
Chorley
PR7 1JE**



Rental: £13,000 p.a.

- Spacious refurbished ground floor office suite.
- 95 sq m (1,027 sq ft) NIA.
- Prominent position amidst professional/business sector.
- Allocated parking for three cars.

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 do 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

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Ground floor premises forming part of a prominent building amidst the established and recognised business/professional sector of Chorley Town Centre.

The suite is made up of a waiting room, reception with three large offices and three smaller offices with kitchen and separate male and female/disabled WC.

As a result of a recent refurbishment there is good quality lighting and floor coverings.

In addition there are three parking spaces on the forecourt.

Location: From the Town Centre proceed down St Thomas's Road and the premises are then on the left.

Accommodation:
(all sizes are approx)

Ground Floor:

Private Entrance leading to

Waiting Room 1.9m x 4.6m (6'6 x 14'3)

Reception Office 4.2m x 3.1m (13'9 x 10'5)

Rear Office One 5.2m x 4.7m (17'1 x 15'5)

Office Suite Two 2.9m x 1.9m (9'6 x 6'3)

Office Suite Three 1.9m x 3.5m (6'3 x 11'6)

Office Suite Four 3m x 2.5m (10' x 8'2)

Office Suite Five 3.3m x 3.6m (10'10 x 11'10)

Office Suite Six 3.8m x 4.2m (12'6 x 13'9)

Kitchen 1.8m x 3.2m (5'11 x 7'2)

Male and Female/Disabled WC

Total: 95.5 sq m (1,027 sq ft) NIA

Heating: Radiator system off central heating from gas fired boiler

Lease Terms:

Rent: £13,000 per annum payable monthly in advance with the first three months payable upon completion.

Term: 3 years or multiples thereof.

Use: Commercial, Business & Service (Class E).

Repairs: Tenant will be responsible for internal repairs, decoration and to contribute an equitable proportion towards repairs to the main structure.

Insurance: Landlord to insure but reclaim reimbursement of equitable proportion of premium from tenant.

Heating: Tenant will be required to contribute to an equitable proportion of the heating costs.

Electricity: Tenant will be required to contribute to an equitable proportion of the electricity costs.

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

Business Rates: Tenant's responsibility.

VAT: Not Applicable.

Rates Payable: According to the Valuation Office website the property is described as 'Office and Premises' with a Rateable Value of £11, 750. All parties should make their own enquiries with Chorley Borough Council's Business Rates Department to ascertain eligibility for Small Business Rates Relief and any Grant Assistance on 01257 515151.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

EPC: The property is within Energy Rating Band D.

To View: By appointment with the agents 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.



Waiting Room



Reception Office



Rear Office 1



Office Suite 2



Office Suite 3



Office Suite 5



Office Suite 6