

**PETER E GILKES & COMPANY**

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**TO LET**

**50 – 54 MARKET STREET  
CHORLEY  
PR7 2SE**



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**Rent: £55,000 pa**

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- Prominent Town Centre retail unit.
- Ground floor sales area/storage 773 sq m (8,321 sq ft) NIA.
- First Floor storage 705 sq m (7,588 sq ft) NIA.
- Rear servicing and goods lift.

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

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



**Description:** Prominent town centre retail unit with shop frontage of 14.75m (48'4) leading to a large sales area with a depth of 48m (157' 9) approximately

Two staircases and a goods lift provide access to the first floor with private delivery bay.

The first floor provides open plan storage to the rear with the front elevation providing staff rooms and WC.

**Location:** Situated within Chorley Town Centre proceed onto Market Street from Park Road with the premises are approximately 50m on the right-hand side with short term car parking being available at the front elevation.

To the rear elevation accessed off Peter Street there is a short stay shoppers car park and on-street car parking.

**Accommodation: Ground Floor**  
(all sizes are approx) 773 sq m (8,321 sq ft) NIA.

**First Floor**  
705 sq m (7,588 sq ft) NIA

**Outside:** Rear delivery bay and two private car parking spaces.

**Lease Terms:**

**Rent:** £55,000 per annum exclusive with the first three months payable on completion and quarterly in advance thereafter.

**Term:** Five years or multiples thereof.

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

**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 payment of the premium as additional rent.

**Assessment:** According to the Valuation Office Website the property is described as 'Shop and Premises' with a Rateable Value of £52,500.

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

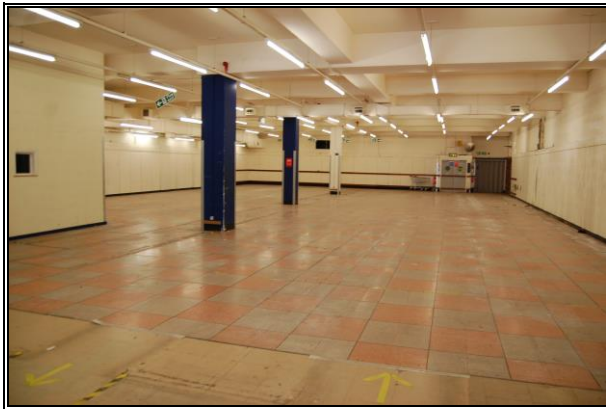
**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

**Energy Rating:** The property has an Energy Rating within Band D with a certificate valid until the 8<sup>th</sup> October 2025.

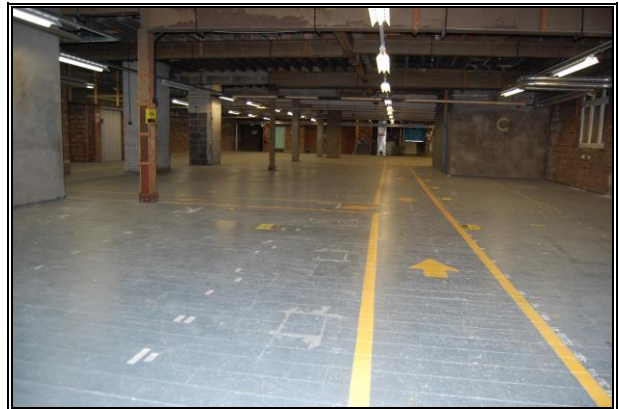
**Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



**Front Sales Area**



**Rear Sales - Stores**



**First Floor Storeroom**



**First Floor Staffroom**



**Rear Delivery Bay**