

**PETER E GILKES & COMPANY**

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**TO LET**

**FIRST FLOOR OFFICE  
1 ST MARY'S WALK  
CHORLEY  
PR7 2RT**



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**Rent: £8,250 pa**

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- Modern town centre office accommodation.
- First Floor 63.6 sq.m. (785 sq.ft NIA).
- Three Car Parking Spaces.
- Secure interior access.

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:** Modern first floor office accommodation with a suspended ceiling, lighting and carpets with a flexible configuration with one open plan office and meeting room.

**Location:** Situated within the picturesque location of St Mary's Walk within Chorley Town Centre the property can be accessed on foot from Market Street through St Mary's archway and situates on the left hand side directly behind TSB Bank. The car park is accessed through Devonshire Road public car park and past St Mary's Church along a private road leading directly to the rear car park.

**Accommodation:**  
(all sizes are approx) **First Floor**

Open Plan Office and  
Meeting Room  
63.6sq.m (185 sq.ft) NIA



**Lease Terms:**

- Rent:** £8,250 pa with the first three months rental payable on completion and monthly in advance by standing order thereafter.
- Term:** Three years.
- Use:** Offices.
- Repairs:** Internal repairing responsibility.
- Service Charge:** A service charge will be levied to cover the costs incurred in heating the office and cleaning and maintaining the common parts only. The tenants will have a 60% contribution.
- Insurance:** Tenant to contribute a fair proportion towards the Landlord's building insurance premium.
- VAT:** Maybe payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal costs.
- Rates:** Tenant's responsibility.

**Assessment:** The property is described as offices and premises with a rateable value of £2,450. All interested parties should make their own enquiries with Chorley Council's Business Rates Department on 01257 515151 to establish their eligibility or qualification for small business rates relief.

**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 performance asset rating within Band C.

**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.