

PETER E GILKES & COMPANY

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TO LET

**1A CLARENCE STREET
CHORLEY
PR7 2AT**



Rent: £7,500 pa

- First Floor Office Accommodation
- 72.2 sq m (788 sq ft) NIA.
- Two private car parking spaces.
- Prominent Town Centre location

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: First floor office accommodation situated within an established business location on the edge of Chorley Town Centre.

The property provides good natural light with the flexibility of either open plan or cellular accommodation.

Two private car parking spaces are available to the occupier.

Location: The premises are accessed off George Street and opposite Chorley Retail Park which includes Wickes, Subway and Kentucky Fried Chicken.

Accommodation: First Floor

(all sizes are approx)

11.5m x 9.7m (24'8 x 31'11) which includes:

Reception Office: 2.8m x 2.6m (9'3 x 8'7)



Kitchen 1.8m x 1.5m (6' x 4'11)



WC

Lease Terms:

- Rent:** £7,500 per annum with the first three months payable on completion and monthly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Office/Class E
- Repairs:** Internal repairing responsibility upon Tenant.
- Building Insurance:** Landlord to ensure the Tenant is responsible for a fair proportion of the premium.
- Business Rates:** Tenant's responsibility
- Services:** Tenant's responsibility with monthly payment and contribution towards electricity charges of £65 per month reconciled thereafter.
- VAT:** Not Applicable
- Legal Costs:** Each party responsible for own costs.

Assessment: According to the Valuation Office website the property is described as a Fitness, Studio and Premises with a rateable value of £3,850. Subject to qualification the occupier will benefit from small business rates relief and all interested parties should contact Chorley Council's Economic Development Officer for potential Grant assistance on 01257 515151.

Services: 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 which is valued until February 2029.

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.