

**PETER E GILKES & COMPANY**

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**TO LET**

**MANAGED OFFICE  
13 ST GEORGE'S STREET  
CHORLEY  
PR7 2AA**



**Rent: £150 per week/£7,800 pa**

- Convenient and central location.
- On-street car parking.
- Easy in – easy out arrangement.
- Rental includes electricity, heating, service charge, cleaning of common parts and building insurance.

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:** The office space is available in the form an individual room, offered on easy terms with no long term commitment. An initial period will be for six months with a requirement of three month's rent in advance plus one month's rental deposit.

This prominent building has close proximity to Chorley Town Centre with on-street car parking available.

**Location:** Proceeding out of Chorley Town Centre along Market Street turn left onto St George's Street where the building is approximately 80m on the left hand side.

**Accommodation: Ground Floor**

*(all sizes are approx)* Suite 2 4.1m x 8.8m (13'4 x 28'8) = 36 sq m (388 sq ft).

**Lease Terms:**

**Rent:** £7,800 per annum equating to £150 per week.

**Tenancy**

**Arrangements:** Tenants are required to enter into a Licence Agreement, which allows access to the accommodation 24 hours per day, 7 days a week. The normal period of the agreement is six months, but can be terminated on serving one calendar month's notice.

**VAT:** VAT is not payable.

**Rental:** Includes electricity, cleaning of the common parts, heating and insurance of the building. Tenant's are required to insure their own contents contained within the rooms.

**Business Rates:** Tenant's responsibility.

**Assessment:** The property is described as 'Office and Premises' with a Rateable Value of £1,575. All interested parties should make their own enquiries to Chorley Borough Council's Business Rates Department on 01257 515151 to establish eligibility for Small Business Rates Relief.

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

**Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.

**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.