

**PETER E GILKES & COMPANY**

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**TO LET**

**CLARENCE HOUSE  
UNITS 2 -3  
CLARENCE STREET  
CHORLEY  
PR7 2AT**



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**Rent: £16,200 pa**

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- Ground and first floor accommodation.
- Light industrial/office (B1) Use.
- 165 sq m (1,780 sq ft) GIA.
- Four car parking spaces.

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:** The property provides two ground floor self-contained units with a central staircase leading up to two first floor self-contained units. The majority of the accommodation is open plan with Unit 3 having a partitioned office on the ground and first floor.

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

**Accommodation: Unit 2**

**Ground Floor**

*(all sizes are approx)* 4m x 7.3m (13'1 x 23'9) 29.2 sq m = (314 sq ft) GIA plus 4.1m x 1.9m (13'4 x 6'2). 38.3 sq m (412 sq ft) GIA including WC.

**First Floor**

4.1m x 9.75m (13'4 x 31'9) = 39.9 sq m (429 sq ft) GIA including WC.

**Unit 3**

**Ground Floor**

4.1m x 6.6m (13'4 x 21'6) = 27 sq m (290 sq ft) GIA.  
Kitchen 4.85m x 2.7m (15'9 x 8'8) 13 sq m (139 sq ft).  
Storeroom 1.25m x 2.7m (4'1 x 8'8).  
Total 43.3 sq m (466 sq ft) GIA including WC

**First Floor**

4.1m x 6.9m (13'4 x 22'6) = 28.4 sq m plus 5.8m x 2.7m (19' x 8'8) = 15.6 sq m  
Total (44 sq m) (473 sq ft) GIA including WC.

**Outside:** Four car parking spaces within the front forecourt.

**Lease Terms:**

- Rent:** £16,200 per annum with the first three months payable on completion and monthly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Light Industrial/Office (B1).
- Repairs:** Internal repairing responsibility upon Tenant.
- VAT:** Not Applicable.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.
- Services:** Tenant's responsibility.
- Insurance:** Landlord to insure the building with the Tenant responsible for reimbursement of the premium.

**Assessment:** According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £6,900. Subject to qualification the occupier may benefit from Small Business Rates Relief and all interested parties should contact Chorley Borough Council's Economic Development Officer for potential grant assistance on 01257 515151.

**Services:** Three phase electricity and water supplies are laid on with drainage to the main sewer. A gas fired combi boiler serves No. 3 only.

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

**To View:** Strictly by appointment with Peter E Gilkes & Company and 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.



Unit 2 – Ground Floor



Unit 2 – First Floor



Unit 3 – Ground Floor



Unit 3 – First Floor



Unit 3 – First Floor Small Office



Unit 3 - Kitchen