

PETER E GILKES & COMPANY

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TO LET

**53 ST THOMAS'S ROAD
CHORLEY
PR7 1JE**



Rent: £18,000 pa

- Ground and first floor offices 155 sq m (1,672 sq ft) NIA.
- Kitchen and storerooms 22 sq m (239 sq ft).
- Five private car parking spaces.
- Prominent roadside 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: Occupying a prominent main road position within the Professional District of Chorley Town Centre the building has been refurbished to a high standard to provide a pleasant working environment.

There is a car park to the front which provides five spaces.

Location: Proceeding into Chorley Town Centre from Southport Road, leading into St Thomas's Road the property is approximately 50m on the right hand side.

Accommodation: Ground Floor

(all sizes are approx)

Vestibule Entrance

Reception 4m x 8.2m (13'1 x 13'7) plus bay window.



Office 1 5.3m x 4.1m (17'3 x 13'4).

Office 2 4.95m x 2.5m plus 1.9m x 2.55m (16'2 x 8'2 plus 6'2 x 8'3).

Boardroom 3.3m x 7.2m (10'8 x 23'6).



Meeting Room 3.5m x 2.6m (11'4 x 8'5).



Storeroom 1.3m x 2.5m (4'2 x 8'2).

First Floor

Office 3 5m x 4.1m (16'4 x 13'4).

Office 4 4.1m x 4.85m (13'4 x 15'9) plus bay window.

Male and Female WC

Kitchen 2.2m x 2.3m (7'2 x 7'5).

Office 5 10.65m x 2.5m (34'9 x 8'2).



Server Room 3m.x 3.2m (9'8 x 10'4).

Outside: Private car parking to the front forecourt providing five spaces.

Lease Terms:

- Rent:** £18,000 per annum with the first three months payable on completion and quarterly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Offices (Class E).
- Repairs:** Full repairing responsibility upon Tenant.
- Services:** The heating system is contained within the neighbouring property with payment made proportionately.
- VAT:** Not applicable.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.
- Outgoings:** Tenant's responsibility.
- Insurance:** Landlord to insure and pass on the premium to the Tenant as a Service Charge.

Assessment: According to the Valuation Office website the property is still assessed as being one building at 53 – 55 St Thomas's Road, Chorley and therefore will require re-assessment following individual occupation.

All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

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

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 has an Asset Rating of 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.