

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



TO LET

**19 – 21 CHAPEL STREET
CHORLEY
PR7 1BN**



Rent: £25,000 pa

- Town Centre retail unit.
- Double window frontage.
- Ground floor sales area 111 sq m (1,193 sq ft).
- First floor stores 67 sq m (727 sq ft).

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: Double fronted Town Centre retail unit situated within a pedestrianised retail location with neighbouring occupiers being Quality Save, Greenhalghs, Specsavers, Nobles Amusements and Clarks Shoes.

Location: Proceed onto Chapel Street where the property is approximately midway.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 9m x 11.3m (29'6 x 37'2) plus 3.3m x 2.7m (10'10 x 8'10)
Staircase to first floor

First Floor

Central corridor with

WC

Kitchen 2m x 1.8m (6'6 x 6')

Storeroom 1 4.4m x 7.7m (14'5 x 25'3)

Storeroom 2 4.4m x 7.7m (14'5 x 25'3)

Outside: Delivery access from rear door.

Lease Terms:

Rent: £25,000 pa exclusive with the first three month's rent payable on completion and monthly in advance thereafter.

Term: Five years or multiples thereof.

Use: Retail, Café/Restaurant (Class E).

Repairs: Tenant's responsibility.

VAT: Maybe payable at the appropriate rate.

Legal Costs: Each party to bear their own legal expenses.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure with Tenant responsible for payment of premium.

Assessment: According to the Valuation office Website the premises are described as 'Shop and Premises' with a Rateable Value of £31,250 and Rates Payable of £15,000 pa approximately. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

Business: The current business trading as Outdoor World (Northwest) under Company No. 05792074 will be available to purchase subject to further negotiation.

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 building has an Energy Performance Asset rating of E.

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.