

**PETER E GILKES & COMPANY**

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**TO LET**

**GROUND FLOOR SHOP  
129 MARKET STREET  
CHORLEY  
PR7 2SG**



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**Rent: £19,000 pa**

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- Established shop and Café 153.5 sq m (1,652 sq ft) NIA.
- Basement Storage 53.4 sq m (574 sq ft).
- Male and Female WC's.
- 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 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:** Prominent town centre retail unit and café suitable for a variety of uses with large window display and return frontage. Accommodation is provided on the ground floor with basement storage available. Includes an existing café situated to the rear with picturesque courtyard seating area.

**Location:** Proceeding into Chorley town centre along Market Street the building is at the junction with Cunliffe Street.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Shop Frontage** 9.4m (30' 10).

**Shop Depth** 20m (65'8).

**Basement Front** 4.6m x 4m (15' x 13'1).

**Basement Rear** 4.6m x 7.6m (15' x 24'9).

**Rear Male and Female WC's**

**Lease Terms:**

**Rent:** £19,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof.

**Use:** Class E including Retail, Restaurant, Office, Financial/Professional Services, Medical and Nursery Use.

**Rates:** Tenant's responsibility.

**Insurance:** Landlord to insure with Tenant responsible for reimbursement of premium as additional rent.

**VAT:** VAT is not applicable.

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

**Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £16,250. An Application has been made to the Valuation Office Agency in order to split the accommodation which will result in the Rateable Value being reduced. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department and Economic Development Officer to ascertain their eligibility for Small Business Rates Relief and potential grant assistance on 01257 515151.

**Business:** Bluehouse Chorley Limited (07724904) is available by separate negotiation by interested parties.

**Services:** Electricity and water supplies are laid on with drainage to main sewer.

**Energy Rating:** The property has an Energy Performance Certificate Rating Band B valid until 9<sup>th</sup> February 2032 certificate number 5676 5441 3875 7413 8973.

**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.



Sales Area



Sales Area



Rear Courtyard