

PETER E GILKES & COMPANY

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FOR SALE / TO LET

**5 CHAPEL STREET
CHORLEY
PR7 1BN**



Rent: £12,000 pa
Price: £140,000

- Prominent Town Centre retail unit.
- Ground Floor 52.9 sq m (569 sq ft).
- First Floor 35.6 sq m (383 sq ft) NIA.
- Former Greggs unit.

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:** Situated on a busy footfall area within Chorley Town Centre the property could be suitable for a variety of retailing purposes.
- Nearby occupiers include CEX, Clarks Shoes, Johnsons the Cleaners and Specsavers.
- Location:** Proceeding along Chapel Street from the junction of Market Street the property is 30m approximately on the left hand side.
- Accommodation: Ground Floor**
(all sizes are approx) **Sales Area** 4.9m x 8.35m (16' x 27'3).
Rear Sales/Stores 3m x 4m (9'8 x 13'1) with stainless steel double sink and sluice sink.
- First Floor
Front Staffroom 5m x 2.9m (16'4 x 8'5).
Managers Office 1.8m x 3.7m (5'9 x 12'1).
General Storage 2.7m x 5.4m (8'8 x 17'7).
- Outside:** Secure rear yard suitable for storage
- Lease Terms:**
- Rent:** £12,000 per annum exclusive with the first three months payable on completion and quarterly thereafter.
- Term:** Three or five years.
- Rent Review:** On the third anniversary.
- Use:** Class E including retail, restaurant, office, financial/professional services and medical use.
- Repairs:** Full repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal expenses.
- Insurance:** Landlord to insure with the Tenant responsible for reimbursement of the premium.
- Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £10,250 with effect from 1st April 2023. All interested parties should make their own enquiries with Chorley Borough Council to ascertain eligibility for Small Business Rates Relief or grant assistance on 01257 515151.
- Price:** £140,000 (One Hundred and Forty Thousand Pounds) plus VAT.
- Services:** Three phase electricity (100 amp supply) and water supplies are laid on with drainage to main sewer.
- Energy Rating:** The property has an Energy Performance Rating within Band E which is valid until 20th August 2027.
- 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.