

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



TO LET

**37 CHAPEL STREET
CHORLEY
PR7 1BU**



Rent: £13,000 pa

- Town centre retail unit.
- Shop frontage 5.2m (17'2) Shop depth 10.4m (34'2).
- Ground floor sales 43 sq m (469 sq ft).
- First floor storage 41.8 sq m (450 sq ft).
- Rear servicing.

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:** Town Centre retail unit with first floor storage within an established retail pitch with high passing footfall between the town and bus/railway stations.
- Location:** Situated in the middle of the town centre the unit is at the eastern end of Chapel Street surrounded by national and local retailers.
- Accommodation:** (all sizes are approx)
- Ground Floor:**
- Front Sales** 5.2m x 8.3m (17'2 x 27'3)
with step up to
 - Rear Sales Area** 3m x 2.7m (10' x 8'8)
 - WC**
 - Store Room**
With two fitted sinks 2.4m x 4.6m plus 2.5m x 1m
Access to loading bay
- First Floor:**
- Stores** 5.4m x 8.1m (17'11 x 26'8)
 - Kitchen** 2.2m x 2.8m (7'3 x 9'5)
- Lease Terms:**
- Rent:** £13,000 per annum payable exclusive with the first 3 months rental payable on completion and monthly in advance thereafter.
 - Term:** 3 years or multiples thereof
 - Repairs:** Full repairing responsibility upon tenant.
 - Insurance:** Landlord to insure the tenant to reimburse premium at additional rent.
 - VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.
 - Legal Costs:** Each party is to bear their own legal expenses.
 - Rates:** Payable by tenant.
 - Outgoings:** Electricity, Gas, water charges and other outgoings payable by the tenant.
- Rates Payable:** From verbal enquiries made to the Local Authority we understand the premises are described as 'shop and premises' and assessed at a Rateable Value of £11,000 pa. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to ascertain eligibility for Business Rates Relief.
- VAT:** All prices quoted are exclusive but maybe liable to VAT at the appropriate rate.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- EPC:** The property has an EPC rating of Band C valid until April 2028.
- To View:** By appointment with the agents 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.