

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



TO LET

**GROUND FLOOR SHOP &
FIRST FLOOR OFFICES/STOREROOMS
91 MARKET STREET
CHORLEY
PR7 2SU**



Rent: £22,000 pa

- Available separately or as a whole.
- Established and prominent retail location.
- Shop Sales area 80 sq m (858 sq ft).
- Basement storage with shop 76 sq m (818 sq ft).
- Office 70 sq m (758 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 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: Ground floor retail unit with excellent window display frontage with access to potential basement storage. The first floor storerooms/offices are also available and are self-contained with access off Halliwell Street.

Location: Proceed along Market Street where the building is situated approximately midway at the junction of Halliwell Street.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 7.9m x 10.1m (26'2 x 33'4) including

Kitchen & WC (to be confirmed)

Staircase to

Basement (2 parts) 3.5m x 11.2m (11'8 x 36'11) and 4.9m x 7.5m (16'4 x 24'8)

First Floor

Access door off Halliwell Street leading to

Three interconnecting Offices/Storerooms

Male and Female WC's

Total 70 sq m (758 sq ft) GIA.

Lease Terms:

Rent: £22,000 per annum with the first three months payable upon completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Repairs: Full repairing responsibility upon Tenant.

VAT: Not payable.

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

Rates: Tenant's responsibility.

Outgoings: Electricity, water charges and other outgoings payable by the Tenant.

Insurance: Landlord to insure but reclaim premium from Tenant as additional Rent.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £19,000. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to establish Rates payable or Relief with the Economic Development Officer for potential Grant Assistance on 01257 515151.

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

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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.