

PETER E GILKES & COMPANY

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TO LET

**GROUND FLOOR
42 – 44 CHAPEL STREET
CHORLEY
PR7 1BW**



Rent: £15,000 pa

- Ground floor retail unit 114 sq m (1,230 sq ft) NIA.
- Town centre location.
- First Floor WC's and kitchen.
- Rear loading access

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: Town centre ground floor retail unit being open plan and DDA compliant available as a whole or separately.

Location: The property is situated at the top of Chapel Street surrounded by a mix of local businesses.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 7.7m x 11.4m (25'7 x 37'3) plus
4.4m x 5.3m (14'7 x 17'7)

Staircase to

First Floor

Male and Female WC's

Staffroom/Kitchen 4.2m x 2.3m (14' x 7'7)

Lease Terms:

Rent: £15,000 per annum exclusive with the first three months rental payable on completion.

Term: Three years or multiples thereof.

Use: Class E – Retail, Restaurant, Office & Financial/Professional Services.

Repairs: The Tenant is responsible for internal repairs only with the Landlord responsible for the main structure.

VAT: Not payable.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £18,000. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

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

Energy Rating: Following the expiry of the previous EPC a new 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.



Ground Floor Sales Area



Ground Floor Sales Area



Ground Floor Sales Area



Ground Floor Sales Area



First Floor Staffroom / Kitchen