

TO LET

**7 CHAPEL STREET
CHORLEY
PR7 1BN**



Rent: £18,500 pa

- Prominent Town Centre retail unit.
- Ground Floor Sales 58 sq m (621 sq ft) NIA.
- First Floor 44 sq m (475 sq ft).
- Nearby occupiers: Johnson Cleaners, CEX, Greggs and Specsavers

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 providing ground and first floor retail accommodation with neighbouring occupiers being Johnson Cleaners, CeX, Greggs, Accessorise, William Hill and Specsavers.

Location: Proceeding along Market Street which has the availability of short stay car parking turning right at the junction with Chapel Street at the zebra crossing where the property is approximately 20m on the left hand side.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 5.2m x 11.4m (17'2 x 37'6)

First Floor

Sales Area 5.9m x 6.2m (19'6 x 20'7)

Staffroom/Storeroom 3.9m x 1.75m (12'11 x 5'9)

WC

Outside: Enclosed Yard area

Lease Terms:

Rent: £18,500pa with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: A1, (Retail), A2 (Financial and Professional Services), A3 (café and Restaurant).

Repairs: Full repairing responsibility on Tenant.

VAT: May be payable at the appropriate rate.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure the building with Tenant responsible for payment of the premium as additional rent.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £17,250 with rates payable of £8,280 approximately. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

Grant

Assistance: Please contact Chorley Borough Council's Economic Development Officer on 01257 515151 for eligibility for a new shop front and signage grant assistance.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Energy Rating: An Energy Performance Certificate will be available upon request with the property having a C Rating.

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.