



TO LET

**GROUND FLOOR OFFICE
1 ST MARY'S WALK
CHORLEY
PR7 5RT**



Rent: £6,500 pa

- Modern town centre office accommodation.
- Ground floor 48.5 sq m (522 sq ft) NIA.
- Two car parking spaces.

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



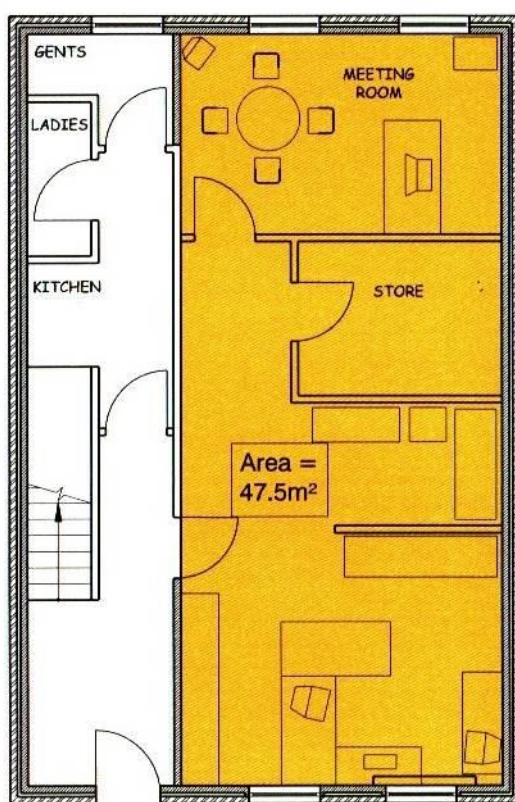
Description: Modern ground floor office accommodation with a suspended ceiling, lighting and carpets with a flexible configuration allowing for an open plan or cellular office configuration.

Location: Situated within the picturesque location of St Mary's Walk within Chorley Town Centre the property can be accessed on foot from Market Street through St Mary's archway and situates on the left hand side directly behind TSB Bank. The car park is accessed through Devonshire Road public car park and past St Mary's Church along a private road leading directly to the rear car park.

Accommodation: Ground Floor

(all sizes are approx) Shared entrance and communal corridor leading to shared kitchen and male and female WC's

Offices 4.6m x 10.55m = 48.5 sq m (522 sq ft) NIA



GROUND FLOOR
(Current)

Outside: Two car parking spaces

Lease Terms:

Rent: £6,500pa with the first three months rental payable on completion and monthly in advance by standing order thereafter.

Term: Three years.

Use: Offices.

Repairs: Internal repairing responsibility.

Service Charge: A service charge will be levied to cover the costs incurred in heating the office and cleaning and maintaining the common parts only.

Building

Insurance:

Tenant to contribute a fair proportion towards the Landlord's building insurance premium.

VAT:

Maybe payable at the appropriate rate.

Legal Costs:

Each party to bear their own legal costs.

Rates:

Tenant's responsibility.

Assessment:

The property will require reassessment by the Valuation Office and all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish their eligibility for qualification of Small Business Rates Relief.

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:

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

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.