



TO LET

**UNITS 16, 18, 22 & 24
PALL MALL
CHORLEY
PR7 2LA**



**Rent: Unit 16 £12,500pa Unit 18 £11,500pa
Unit 22 £9,000 pa Unit 24 £12,000pa**

- Four recently constructed Town Centre retail units.
- Unit 16 55.9 sq m (601 sq ft) NIA.
- Unit 18 51.7 sq m (557 sq ft) NIA.
- Unit 22 41.5 sq m (446 sq ft) NIA.
- Unit 24 55 sq m (593 sq ft) NIA.
- Prominent roadside location.

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: New build development providing four self-contained retail units on the ground floor with prominent frontage on a busy arterial route on the edge of Chorley Town Centre. Nearby occupiers include William Hill, Ladbrokes and Asda Superstore.

Location: Proceeding along Pall Mall the development is directly opposite the Asda Superstore.

Accommodation: Unit 16
(all sizes are approx) **Ground Floor**

Shop Frontage 11m (36')

Shop Depth 5.2m (17') (average)

Floor Area 5.9 sq m (601 sq ft) NIA

Unit 18
Ground Floor

Shop Frontage 9.5m (19'3)

Shop Depth 5.45m (17'8) (average)

Floor Area 51.7sq m 557 sq ft) NIA

Unit 22
Ground Floor

Shop Frontage 5.5m (18')

Shop Depth 8.2m (26'9)

Floor Area 41.5 sq m (446 sq ft) NIA

Unit 24
Ground Floor

Shop Frontage 8.75m (28'7)

Shop Frontage 7.9m (25'9)

Floor Area 55 sq m (593 sq ft) NIA

Lease Terms:

Rent: Unit 16 £12,500pa, Unit 18 £11,500pa, Unit 22 £9,000pa and Unit 24 £12,000pa exclusive.

Term: Five years or multiples thereof.

Use: (A1) Shops and (A2) Financial and Professional Services.

Repairs: Internal repairing responsibility upon Tenant.

VAT: Maybe payable at the appropriate rate.

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

Rates: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for a fair proportion of the premium.

- Assessment:** All four units are awaiting assessment by the Valuation Office Agency. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 and also for confirmation of new businesses qualifying for grant assistance which may be available.
- 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.