



## TO LET

### GROUND AND FIRST FLOOR SUITES 16 – 18 FELLERY STREET CHORLEY PR7 1EH



**Rent: £12,000 pa**

- Recently refurbished ground and first floor offices.
- Can rent separately.
- 111.8 sq m (1,204 sq ft) NIA.
- Central location close to the town centre.
- On street car parking and pay & display nearby.

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:** The premises occupy a convenient and easily accessible position of Union Street. The accommodation has been recently refurbished with lighting and fitted carpets.

**Location:** From the Town Centre proceed down Union Street from the junction close to Booths supermarket into Fellery Street where the offices are approximately 50m on the right hand side.

**Accommodation:**

**No 18:**

**Ground Floor:** Entrance Hall

**Office 1:** 4m x 8m (13'1 x 26'2) with two inter connecting doors to the offices within No 16



**First Floor:** **Office 2:** 3.1m x 8m (10'1 x 26'2) with interconnecting door to the first floor for No 16

Male/female WCs

**No 16:**

**Ground Floor:** **Office 3:** 3.7m x 4.2m (12'1 x 13'7)

**Office 4:** 3.9m x 3.5m (12'7 x 11'4)

Communal kitchen

**First Floor****Office 5:** 4.9m x 4.3m (16' x 14'1)**Office 6:** 3.1m x 3.6m (10'1 x 11'8)

- Outside:** We understand permits can be purchased from the Council enabling parking on street within the residents' restricted area and all interest parties should make their own enquiries to Chorley Borough Council on 01257 515151.
- Lease:**
- Rent:** £12,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.
- Term:** Three years
- Repairs:** Internal responsibility upon tenant
- Insurance:** Landlord to insure but reclaim a fair share of the premium from Tenant as additional rent.
- Business Rates:** Tenants' responsibility
- Energy Rating:** We understand an energy performance certificate has been commissioned and will be available upon request.
- Services:** Tenants' responsibility
- Legal Costs:** Each party should bear their own legal expenses.
- Outgoings:** Electricity, water charges and other outgoings payable by the tenant.
- VAT:** All prices quoted are exclusive but may be liable to VAT at the appropriate rate.

**Business Rates:** The property is currently awaiting reassessment although it is assumed that it will be described as Office & premises with a rateable value below £12,000 therefore subject to qualification, tenants may be eligible for full business rates relief.

All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

**To View:** Strictly by appointment with Peter E Gilkes & Company

**EPC:** A 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.