

PETER E GILKES & COMPANY
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TO LET

**27A MARKET STREET
CHORLEY
PR7 2SY**



Rent: £9,000 pa

- Ground floor retail unit 16.3 sq m (176 sq ft).
- First floor 16.3 sq m (176 sq ft).
- Basement storage 11.1 sq m (120 sq ft).
- Town centre location.
- On street car parking.

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: Prominent Town Centre retail unit providing ancillary accommodation on the first floor and in the basement.

Location: Proceed into Market Street from the junction of Park Road and the property is approximately 20m on the left hand side. Nearby occupiers include The Outlet, Barclay's Bank and NatWest Bank.

Accommodation: **Ground Floor**
(all sizes are approx) **Sales Area** 2.7m x 5.5m (9'5 x 18'7)



First Floor
2.7m x 5.2m (9'7 x 17'2)



Basement

2.7m x 3m (9'3 x 10'4) plus WC and Kitchen



Lease Terms:

- Rent:** £9,000pa exclusive with the first three months payable upon completion.
- Term:** The remainder of a six year Lease with effect from 2019 or alternatively under terms of a new Lease to be agreed.
- Break Clause:** Tenant only on the third anniversary subject to six months written notice.
- Use:** Retail (A1) or Financial and Professional Services (A2).
- Repairs:** Internal repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Rates:** Tenant's responsibility.
- Outgoings:** Tenant's responsibility.

Assessment: According to the Valuation office Website the premises are described as 'Shop and Premises' with a Rateable Value of £5,400 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 Small Business Rates Relief and potential Grant assistance.

Services: We understand that mains electricity and water supplies are laid on with drainage to main sewer.

Fixtures and Fittings: Fixtures and fittings that remain in the premises are available by way of separate negotiations.

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

Energy Rating: We understand the property has an Energy Performance Asset Rating of D.

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.