

FOR SALE/TO LET

**8 CHAPEL STREET
CHORLEY
PR7 1BW**



Rent: £12,000 pa
Price: £145,000

- Ground floor retail premises with first floor storage.
- 70 sq m (753 sq ft) NIA.
- Prominent Town Centre location.
- Nearby occupiers being Greggs, Clark Shoes, Max Spielmann, CEX 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: Traditional Town Centre two storey property providing a ground floor retail area situated in a prominent location. The first floor provides a front storeroom, staffroom and connecting bathroom including WC, hand basin and electric shower.

Location: The property is situated at the bottom of Chapel Street within Chorley Town Centre.

Accommodation: Ground Floor
(all sizes are approx) **Sales Area** 40.6 sq m (437 sq ft).

First Floor

Front Store Room 20.5 sq m (220 sq ft).

Staffroom 8.9 sq m (95 sq ft).

Rear Bathroom including electric shower cubicle, sink and WC.

Lease Terms:

Rent: £12,000pa exclusive with the first three months payable on completion.

Term: Six years.

Use: Retail (A1).

Repairs: Full repairing responsibility upon Tenant.

Rent Review: On the third anniversary.

VAT: VAT is not payable.

Legal Costs: In going to be responsible for the Landlord's reasonable Legal Costs incurred with the transaction.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

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

Price: £145,000 (One Hundred and Forty Five Thousand Pounds) for the Freehold.

Assessment: According to the Valuation Office website the premises are described as 'Shop and Premises' with a Rateable Value of £11,000. Small Business Rates Relief maybe available to qualifying businesses and all interested parties should make their own enquiries with Chorley Borough Council on 01257 515151 and also to ascertain their eligibility for Grant Assistance.

Services: Mains electricity and water supplies are laid on with 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 a current rating within Band 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.