

**PETER E GILKES & COMPANY**

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**TO LET**

**5 CHAPEL STREET  
CHORLEY  
PR7 1BN**



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**Rent: £12,000 pa**

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- Prominent Town Centre retail unit.
- Ground Floor 52.9 sq m (569 sq ft).
- First Floor 35.6 sq m (383 sq ft) NIA.
- Former Greggs unit.

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:** Situated on a busy footfall area within Chorley Town Centre the property could be suitable for a variety of retailing purposes.
- Nearby occupiers include CEX, Clarks Shoes, Johnsons the Cleaners and Specsavers.
- Location:** Proceeding along Chapel Street from the junction of Market Street the property is 30m approximately on the left hand side.
- Accommodation: Ground Floor**  
(all sizes are approx) **Sales Area** 4.9m x 8.35m (16' x 27'3).  
**Rear Sales/Stores** 3m x 4m (9'8 x 13'1) with stainless steel double sink and sluice sink.
- First Floor  
**Front Staffroom** 5m x 2.9m (16'4 x 8'5).  
**Managers Office** 1.8m x 3.7m (5'9 x 12'1).  
**General Storage** 2.7m x 5.4m (8'8 x 17'7).
- Outside:** Secure rear yard suitable for storage
- Lease Terms:**
- Rent:** £12,000 per annum exclusive with the first three months payable on completion and quarterly thereafter.
- Term:** Three or five years.
- Rent Review:** On the third anniversary.
- Use:** Class E including retail, restaurant, office, financial/professional services and medical use.
- Repairs:** Full repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal expenses.
- Insurance:** Landlord to insure with the Tenant responsible for reimbursement of the premium.
- Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £10,250 with effect from 1<sup>st</sup> April 2023. All interested parties should make their own enquiries with Chorley Borough Council to ascertain eligibility for Small Business Rates Relief or grant assistance on 01257 515151.
- Services:** Three phase electricity (100 amp supply) and water supplies are laid on with drainage to main sewer.
- Energy Rating:** The property has an Energy Performance Rating within Band E which is valid until 20<sup>th</sup> August 2027.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- 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.