

**PETER E GILKES & COMPANY**

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**TO LET**

**GROUND & FIRST FLOOR OFFICES  
ST THOMAS'S HOUSE  
18 ST THOMAS'S ROAD  
CHORLEY  
PR7 1HR**



**Rent: from £5,400 pa (£450 pcm) part inclusive**

- Ground & First Floor individual contained Offices
- Recently modernised
- Prominent and prestigious building close to Town Centre
- 18 sq m – 20 sq m (202 sq ft – 215 sq ft) excluding kitchen & WC
- Rental inclusive of heating and electricity
- Easy in – Easy out Tenancy

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:** Separately accessed self contained first floor office accommodation situated in a prominent and prestigious building which has recently been modernised to a stylish and tasteful standard retaining many characteristics as a period building.

**Location:** From the Town Centre proceed along St Thomas's Road and the premises is situated midway.

**Accommodation:** The accommodation comprises of a private access door leading up to first floor with intercom entrance system. Modern kitchen with landing area & WC.  
*(all sizes are approx)*

Suite	Floor Area	Rental plus VAT per month (approx)
Suite 1 (Ground Floor)	18.5 sq m (200 sq ft)	£450
Suite 5	20 sq m (215 sq ft)	£458.33 - LET
Suite 6	18 sq m (202 sq ft)	£433.33 - LET
Suite 7	18 sq m (202 sq ft)	£433.33 - LET
Suite 8	20 sq m (215 sq ft)	£458.33

**Tenancy Arrangements:** Tenants are required to enter into a Licence for a Licence Agreement for an initial period of three months which thereafter can be terminated on serving one calendar months' notice.

In addition to the room, the Tenant will have the use of the kitchen and dining area.

The part inclusive rental includes heating and electricity. The building is insured but the Tenant is required to insure the contents of their own office.

The Tenant will be responsible for payment of Business Rates and each room is to be separately rated and should qualify for Small Business Rates Relief. All interested parties should contact Chorley Borough Council's Business Rates Department on 01257 515151.

**Lease Terms:**

**Rent:** Payable monthly in advance, on commencement three months rent is required and one month's deposit together with the fee of £75 plus VAT as a contribution towards the Licence Agreement.

**VAT:** VAT is payable on the rental.

**Energy Rating:** The property has an Energy Rating within Band E under an Energy Performance Certificate valid until June 2031.

**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.

**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.



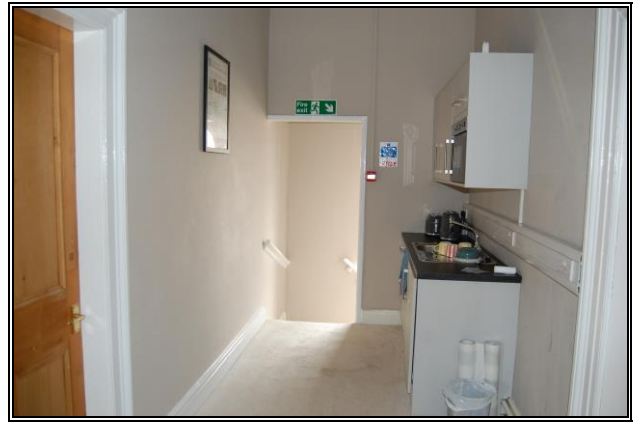
Suite 5



Suite 7



Suite 8



Communal Kitchen



Side/Rear Elevaton