

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999 Fax 01257 264256**

**Email** info@peteregilkes.co.uk



**FOR SALE/TO LET**

**27 CHAPEL STREET  
CHORLEY  
PR7 1BN**



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**Price: £200,000**  
**Rent: £16,500 pa**

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- Town centre ground and first floor retail unit.
- Prominent town centre location.
- Recently modernised retail accommodation.
- Ground floor sales area 57.5 sq m (619 sq ft).
- First floor stores/staff area 31.7 sq m (341 sq ft).

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 situated within an established pedestrianised retail location with neighbouring occupiers being Quality Save, Greenhalghs Specsavers, Nobles Amusements, Hays Travel and Clarks Shoes.

**Location:** Proceed onto Chapel Street where the property is approximately midway.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Sales Area** 4.75m x 8.2m plus 3m x 6.1m (15'5 x 26'9 plus 9'8 x 20')



**First Floor**

**Storeroom** 4.6m x 6.1m (15' x 20')

**Staffroom/Kitchen**

1.55m x 2.4m (5' x 7'8).



**Outside:** Direct access onto rear alleyway.

**For Sale:** £200,000 (Two Hundred Thousand Pounds).

**Lease Terms:**

**Rent:** £16,500 per annum exclusive with the first three months rent payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof.

**Use:** Retail, café/restaurant, office (Class E).

**Repairs:** Tenant's responsibility.

**Rates:** Tenant's responsibility.

**Outgoings:** Tenant's responsibility.

**Insurance:** Landlord to insure with Tenant responsible for payment of premium.

**VAT:** Payable at the appropriate rate.

**Legal Costs:** Each party to bear their own legal expenses.

**Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £11,750 per annum with effect from April 2023. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to ascertain eligibility for Business Rates Relief and Grant Assistance on 01257 515151.

**Services:** Electricity and water supplies are laid on with drainage to main sewer.

**Energy Rating:** The building has an Energy Performance Asset Rating within Band D.

**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.