

PETER E GILKES & COMPANY

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FOR SALE/TO LET

**77B WATER STREET
CHORLEY
PR7 1EX**



Price: £80,000 Rental: £6,500 pa

- Prominent ground and first floor retail unit.
- Ground floor 18.8 sq m (202 sq ft) NIA.
- First floor office 23.2 sq m (250 sq ft) NIA
- Kitchen/WC 7.6 sq m (82 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: Ground and first floor accommodation situated on a prominent roadside location facing the A6 dual carriageway with on-street car parking to the front and neighbouring side streets.

Location: Proceeding into Chorley Town Centre along the A6 dual carriageway the property is located within an established retail parade close to All Seasons Leisure Centre, Asda Supermarket, Halfords and Farm Foods.

Accommodation: Ground Floor

(all sizes are approx) 4.73m x 4m (15'5 x 13'1)

First Floor

4.85m x 4.8m (15'9 x 15'7)

Kitchen & WC 2.4m x 3.2m (7'8 x 10'4)

Lease Terms:

Rent: £6,500 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Class E – Office or Retail.

Repairs: Internal repairing responsibility upon Tenant.

VAT: Not applicable.

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

Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Price: £80,000 (Eighty Thousand Pounds).

Assessment: According to the Valuation Office website the property is described as 'Office and Premises' with a Rateable Value with effect from April 2023 at £3,650.

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

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

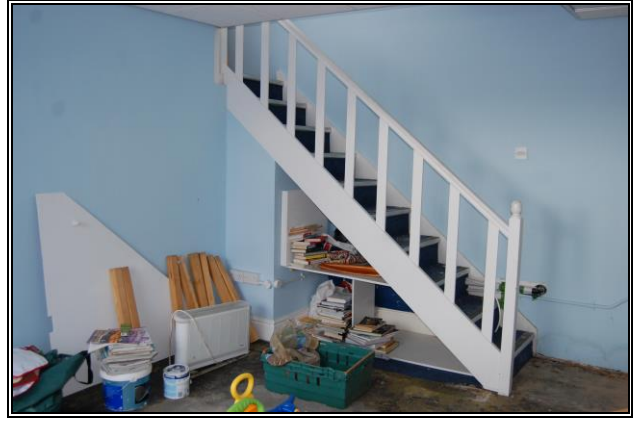
VAT: Not Applicable.

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.



Ground Floor Front



Ground Floor Rear



First Floor Rear



First Floor Front



Kitchen & WC