

**PETER E GILKES & COMPANY**

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**TO LET**

**9 CLEVELAND STREET  
CHORLEY  
PR7 1BH**



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**Rent: £25,000 pa**

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- Prominent Town Centre retail unit.
- Ground floor sales area including five fitting rooms 188 sq m (2,023 sq ft) NIA.
- First Floor storeroom/Offices 188 sq m (2,023 sq ft) NIA.
- Nearby occupiers include Clarks Shoes 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 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:** Former Dorothy Perkins unit with return frontage and recessed double entrance door within Chorley Town Centre close to the Town market. The ground floor sales area provides an open plan layout with five fitting rooms to the rear and rear servicing via Back Fazakerley Street. The first floor provides staff areas, WC's, offices and stockrooms.

**Location:** Situated close to the covered market with nearby occupiers being Specsavers and Clarks shoes.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Sales Area** 8.2m x 21.8m (26'10 x 71'6) plus

**Fitting Rooms** 4.9m x 3.1m (16' x 10'2)

**First Floor**

188 sq m (223 sq ft) NIA including five stockrooms, managers office, staffroom, male and female WC's and conference room.

**Lease Terms:**

**Rent:** £25,000 per annum exclusive.

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

**Use:** Class E including retail, restaurant, office, financial/professional services, medical and nursery use along with any other services which is appropriate to provide in a commercial business or service locality.

**Repairs:** Full repairing responsibility upon Tenant

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

**Rates:** Tenant's responsibility.

**Outgoings:** Tenant's responsibility.

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

**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 £31,250 and all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department and the Economic Development Officer for potential Grant Assistance on 01257 515151.

**Energy Rating:** We understand the property has an EPC Banding E.

**Services:** 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.

**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.