

PETER E GILKES & COMPANY

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TO LET

**60 CHAPEL STREET
CHORLEY
PR7 1BS**



Rent: £9,850 pa

- Ground floor retail unit 64 sq m (688 sq ft) NIA.
- Rear kitchen and WC.
- Edge of town centre location.
- Opposite Chorley Interchange.

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 floor shop providing a deceptively large sales area. The shop front also has the benefit of having prominence from the dual carriageway. Short term on street car parking is available to the front.

Location: Proceeding into Chorley town centre behind the Chorley Interchange turn left onto Chapel Street where the property is approximately 100m on the right hand side.

Accommodation: Ground Floor

(all sizes are approx) **Retail Sales Area with ramped access** 3.7m widening to 4.9m x 9.5m (12'1 widening to 16' x 31'2) plus 4.9m x 3.6m (16' x 11'10).

Kitchen

WC

Outside: Small yard leading onto rear alleyway.

Lease Terms:

Rent: £9,850 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Drinking establishment/Takeaway or subject to Planning Approval Class E including Retail, Restaurant and Office.

Repairs: Internal repairing responsibility upon Tenant.

VAT: Not Applicable.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure but reclaim fair proportion of premium from Tenant.

Assessment: According to the Valuation Office website the property is described as 'A Micro Pub & Premises' with a Rateable Value of £7,500. All interested parties should make their own enquiries with Chorley Borough Council on 01257 515151 to ascertain their eligibility for Small Business Rates Relief.

Services: 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.

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.