

PETER E GILKES & COMPANY

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TO LET

**GROUND FLOOR
11 CLEVELAND STREET
CHORLEY
PR7 1BH**



Rent: £13,500 pa

- Ground floor shop.
- Town Centre location with return frontage.
- Open plan sales area.
- Basement storage.

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 retail unit with return frontage situated within a prominent location within Chorley Town Centre. The ground floor sales area is open plan with access to a basement storage area.

Location: The property is located on Cleveland Street opposite Chorley Market with nearby occupiers being Specsavers, Farrell Heyworth and Clarks Shoes.

Accommodation: Ground Floor

(all sizes are approx)

Shop Width 4.9m (16').

Shop Depth 10.7m (35'1).

Kitchen

WC

Basement

4.3m x 5.85m plus 3.4m x 3.6m (14'1 X 19'1 plus 11'1 x 11'8).

Lease Terms:

Rent: £13,500pa exclusive. The first three months payable upon completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Class E – including Retail, Café, Office, Financial/Professional Services.

Repairs: Internal responsibility upon Tenant with Landlord responsible for main structure.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

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

VAT: VAT is payable at the appropriate rate.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £12,250. All interested parties should make their own enquiries with Chorley Borough Council's Economic Development Officer for eligibility of Small Business Rates Relief and any Grant Assistance on 01257 515151.

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

Energy Rating: The property has an Energy Rating within Band D with the certificate valid until March 2029.

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.