

**PETER E GILKES & COMPANY**

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**TO LET**

**1 – 3 CLEVELAND STREET  
CHORLEY  
PR7 1BH**



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**Rent: £19,500 pa**

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- Prominent Town Centre retail unit.
- Shop depth 6m (9'8), shop frontage 9.1m (3').
- Ground floor retail area 49 sq m (530 sq ft) NIA.
- First and second floors.

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:** The property is situated on a prominent location on the corner of Chapel Street and Cleveland Street with nearby occupiers being Clarks Shoes, Specsavers and CEX.

**Location:** The building is at the junction of Chapel Street and Cleveland Street within Chorley Town Centre close to the covered market with good pedestrian flow.

**Accommodation: Ground Floor**

(all sizes are approx) **Shop frontage** 9.1m x 6m (19'8 x 30')



**First Floor**

**Storeroom** 25 sq m (269 sq ft)



## Second Floor

**Staffroom and Kitchen** 23.8 sq m (257 sq ft)



**Storeroom** 23.4 sq m (252 sq ft)

**WC**

## Basement

Accessed from the ground floor.

### Lease Terms:

- Rent:** £19,500pa exclusive with the first three months payable on completion and quarterly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Class E, including Retail, Restaurant and Financial/Professional Services.
- Repairs:** Full repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.
- Services:** Tenant's responsibility.
- Insurance:** Landlord to insure with Tenant responsible for the payment as additional rent.

**Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £14,250. All interested parties should make their own enquiries regarding Small Business Rates Relief or potential Grant Assistance from Chorley Borough Council on 01257 515151.

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

**Energy Rating:** The property has an Energy Performance Certificate within Band E valid until March 2029.

**To View:** Strictly by appointment with Peter E Gilkes & Company 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.