

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**TO LET**

**FORMER POST OFFICE  
HIGH STREET  
CHORLEY  
PR7 1DW**



---

**Rent: Upon Application**

---

- Prominent Town Centre retail unit.
- Suitable for alternative uses such as Financial & Professional Services, Restaurant and Café or Office use.
- 288.5 sq m (3,106 sq ft) NIA.
- Opposite proposed Town Centre retail development scheme and car park.

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 do 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:** Formerly trading as Chorley Post Office the ground floor has a return frontage onto High Street and Cleveland Street with separate personnel and delivery access. The main retail area is open plan which faces High Street with large offices/storage accommodation being available along Cleveland Street.

**Location:** Proceeding into Chorley Town Centre along Park Road (A581) turn into Market Street then immediately into High Street where the premises are 50m on the right hand side. Neighbouring occupiers include Booths, Wetherspoons, Reeds Rains and Chorley & District Building Society.

**Accommodation: Ground Floor**

(all sizes are approx) **Sales Area** 18.3m x 8.1m (60'1 x 26'9) equating to 149.2 sq m (1,606 sq ft).



**Offices**

Seven individual office of various proportion equating to 139.2 sq m (1,500 sq ft).

**Storerooms** 9 sq m (97 sq ft).

**Lease Terms:**

**Rent:** Upon Application.

**Term:** Five years.

**Rent Review:** On the third anniversary.

**Use:** (A1) Shop, (A2) Financial and Professional Services and (A3) Restaurant and café.

**Repairs:** Internal repairing responsibility upon Tenant.

**Service Charge:** Tenant to be responsible for a fair contribution towards the common parts of the building.

**VAT:** Maybe payable at the appropriate rate.

**Rates:** Tenant's responsibility.

**Insurance:** Landlord to insure the building with the Tenant responsible for a fair proportion.

**Assessment:** According to the Valuation office Website the premises are described as 'Post Office and Premises' with a Rateable Value of £35,500 with effect

from April 2017. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 and also for the availability of any Grant Funding.

**Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

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

**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.