

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999 Fax 01257 264256**

**Email** info@peteregilkes.co.uk



**TO LET**

**FIRST FLOOR ROOMS  
129 MARKET STREET  
CHORLEY  
PR7 2SG**



---

**Rent: Room 1 £3,380 pa (£65 per week)  
Room 2 £3,380 pa (£65 per week)  
Room 3 £5,100 pa (£100 per week) - LET**

---

- Room 1 11.5 sq m (123 sq ft) NIA.
- Room 2 11.2 sq m (121 sq ft) NIA
- Room 3 41.3 sq m (445 sq ft) NIA.
- Flexible terms.

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:** Three first floor rooms suitable for a small business occupier providing the flexibility of an all-inclusive rental and short-term rental agreement.

The rooms have a private entrance off Cunliffe Street and stairwell to the first floor.

**Location:** Proceeding along Market Street the offices are on the first floor level above the Bluehouse retail unit.

**Accommodation: Ground Floor**

*(all sizes are approx)*

**Room 1** 3.3m x 3.5m (10'8 x 11'4) = 11.5 sq m (123 sq ft).

**Room 2** 2.6 m x 3.6m (8'5 x 11'8) plus 1m x 2m (3'2 x 6'5) = 11.3 sq m (121 sq ft).

**Room 3** 9.4m x 4.4m (30'10 x 14'5) = 41.3 sq m (445 sq ft).



The building includes a communal WC on the landing.

**Tenancy**

**Arrangements:** Tenants are required to enter into a Licence Agreement for an initial period of three months which thereafter can be terminated on serving 1 calendar months' notice.

The building is insured but the Tenant is required to insure the contents of their own office.

**Lease Terms:**

**Rent:** Room 1, £3,380 per annum (£65 per week), Room 2 £3,380 per annum (£65 per week) and Room 3 £5,100 per annum (£100 per week). Payable monthly in advance and on commencement, three months rent is required upon completion and one month's deposit together with a fee of £75 plus VAT as a contribution towards the Licence Agreement.

**Business Rates:** Tenants responsibility with Room 1 having a Rateable Value of £1,150, Room 2 £1,125 and Room 3 £2,425. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to ascertain their eligibility for Small Business Rates Relief.

**VAT:** VAT is not payable.

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

**Energy Rating:** The property has an Energy Performance Certificate Rating Band B valid until 9<sup>th</sup> February 2032 certificate number 5676 5441 3875 7413 8973.

**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.