

**PETER E GILKES & COMPANY**

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**TO LET**

**68 MARKET STREET  
CHORLEY  
PR7 2SE**



**Rent: £10,000 per annum**

- Town centre ground floor retail unit.
- 43sq m (462 sq ft) GIA.
- Short term customer car parking to front.
- Prominent location and recently refurbished.

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:** Town centre ground floor retail unit with short-term car parking to the front.
- Location:** Proceeding along Market Street the property is approximately midway along the right hand side in between the junctions of Chapel Street and St George's Street.
- Accommodation: Ground Floor**  
*(all sizes are approx)* **Sales Area** 4.25m x 10.1m 36.1 sq m (13'9 x 33'5) (389 sq ft) GIA including disabled WC, kitchen, rear door to alleyway leading directly onto Market Street.
- Internally there is a partitioned treatment room of 3m x 4.1m (9'10 x 13'5) which the Landlord is prepared to remove.
- Outside:** Secured alleyway with shared right of access to neighbouring properties and access onto Market Street.
- Lease Terms:**
- Rent:** £10,000 per annum with the first month's rental payable on completion and monthly in advance thereafter.
- Rental Deposit:** Three months rental equating to £2,500.
- Term:** Three years or multiples thereof.
- Use:** Class E (Commercial, Business & Service – including Retail, Restaurant, Office, Financial/Professional Services, Medical and any other service which is appropriate to provide in a commercial business or service locality.
- Repairs:** Internal repairing responsibility upon Tenant.
- VAT:** Not payable.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.
- Outgoings:** Tenant's responsibility.
- Insurance:** Landlord to insure the building with the Tenant responsible for a fair proportion of the premium.
- Assessment:** According to the Valuation Office website the premises are described as 'Podiatry Clinic and Premises' with a Rateable Value of £9,900. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 for their eligibility for Small Business Rates Relief or Business Development Grants.
- Services:** Electricity and water supplies are laid on, drainage to main sewer.
- Energy Rating:** The property has an Energy Performance Certificate Asset Rating of Band D valid until April 2026.
- 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.