

**PETER E GILKES & COMPANY**

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**TO LET**

**60 MARKET STREET  
CHORLEY  
PR7 2SE**



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**Rent: £12,000 pa**

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- Recently refurbished ground floor retail unit.
- Sales area 38 sq m (409 sq ft) NIA.
- Basement Storage 19.5 sq m (210 sq ft) NIA.
- Prominent Town Centre location with on-street parking.
- New shop front installation.

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 recently refurbished situated in a prominent location on Market Street with nearby occupiers being TSB Bank and Pearsons Public House.

**Location:** Proceeding along Market Street the building is approximately midway on the right hand side in between the junctions for Chapel Street and St George's Street.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Sales Area 1** 3.2m x 6.4m (10'4 x 20'9).

**Sales Area 2** 3.1m x 5.6m (10'1 x 18'3) including kitchenette and separate WC.

**Basement** 3.9m x 5m (17'7 x 16'4).

**Lease Terms:**

**Rent:** £12,000 per annum with the first three months rent payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof.

**Use:** Class E including Retail, Restaurant, Office and Financial/Professional Services.

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

**VAT:** Payable at the appropriate rate.

**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:** The property is awaiting reassessment and it is anticipated a qualifying occupier will be eligible for Small Business Rates Relief. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151. Grant assistance may be available from Chorley Borough Council and please contact the Economic Development Officer on the telephone number above.

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

**Energy Rating:** We understand the property has an Energy Performance Certificate within Band D valid until 12<sup>th</sup> August 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.

