

PETER E GILKES & COMPANY

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TO LET

**HIGH STREET CHAMBERS
32 – 34 HIGH STREET
CHORLEY
PR7 1DU**



Rental: £25,000 pa

- Two ground floor offices 47.75 sq m (505 sq ft) NIA.
- First floor offices 115 sq m (1,238 sq ft) NIA.
- Second floor offices 97 sq m (1,045 sq ft) NIA.
- Town Centre location.

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: Long established former Solicitor's office suitable for occupation by other professional users. The building presents a traditional stone frontage situated within Chorley Town Centre in a prominent location close to the Flat Iron and Cleveland Street public car parks.

It is in easy walking distance to the railway station and bus interchange.

Location: Proceeding into Chorley Town Centre along Park Road turning left onto High Street where the offices are 100m approximately on the right hand side.

Accommodation: Ground Floor

(all sizes are approx) Central Entrance Porch
Reception Office
Interview Room
WC
Front Office and
Rear Office

First Floor

Front Office Room 1
Front Office Room 2
Corner General Office
Rear General Office
Back Office
WC

Second Floor

Front Office 6
Front Office 7
Corner General Office 8
Rear General Office 9
Document Storage Room
Kitchen with WC

(Please refer to the attached layout plan)

Lease Terms:

- Rent:** £25,000 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.
- Term:** Three years or multiples thereof.
- Use:** Class E (Retail, Office, Financial/Professional Services, Medical).
- Repairs:** Tenant having a full repairing responsibility.
- 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 with the Tenant responsible for reimbursement of a fair proportion.

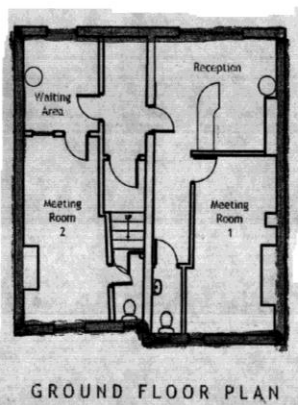
Assessment: According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £14,250. All interested parties should contact Chorley Borough Councils Business Rates Department to ascertain eligibility for Business Rates Relief on 01257 515151.

Services: We understand that electricity and water supplies are laid on with drainage to main sewer.

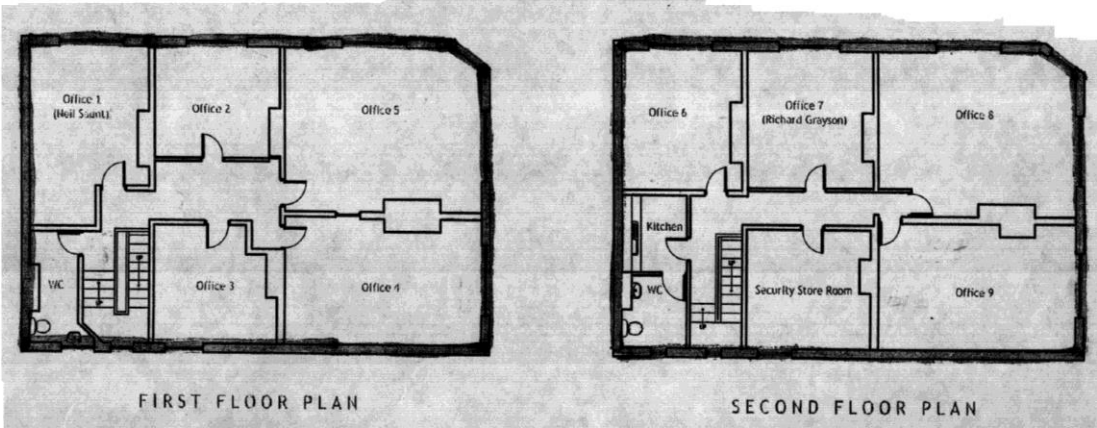
Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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

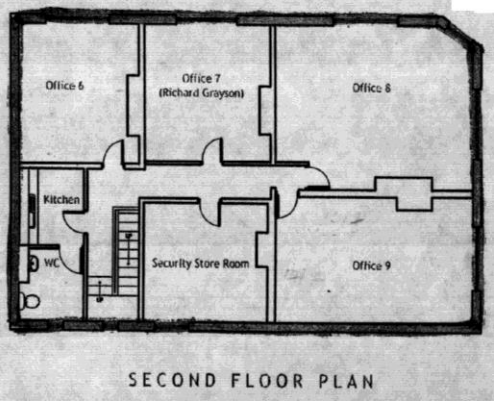
Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Ground Floor Reception Office



Ground Floor Interview Room



Ground Floor Rear Office



First Floor Office 1



First Floor Office 2



First Floor Office 4



First Floor Office 5



Second Floor Office 6



Second Floor Office 7



Second Floor Office 8



Second Floor Office 9



Second Floor Kitchen



Second Floor Storeroom



Second Floor WC