

PETER E GILKES & COMPANY

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TO LET

**37 COWLING BROW
CHORLEY
PR6 0QE**



Rent: £6,000 pa

- Former hairdressing salon.
- Prominent corner position on busy main road.
- Amidst densely populated residential area.
- Suitable for other retail uses.

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



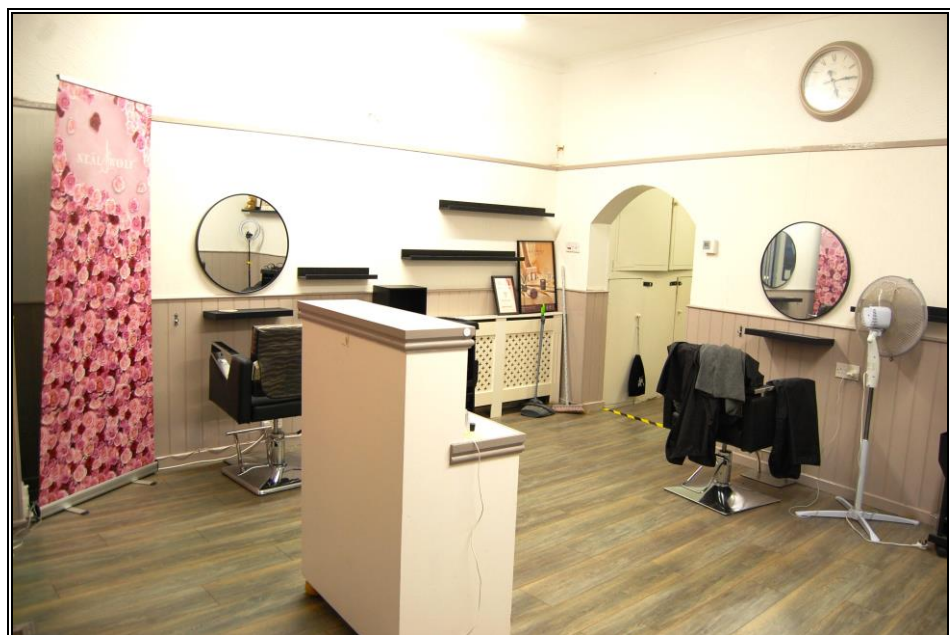
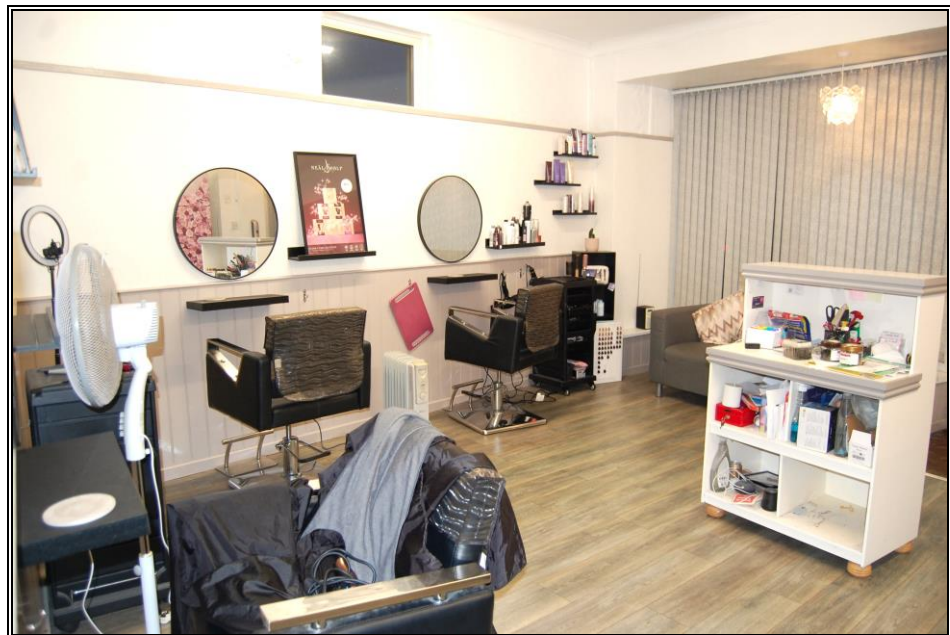
Description: The premises provide well proportioned accommodation having been adapted to provide a hairdressing salon.

Location: Proceeding along the inner bypass, Clifford Street, turn eastwards by Morrisons and proceed up Brook Street to the junction with Eaves Lane. Turn right into Cowling Brow where the property is then on the left.

Accommodation: The accommodation briefly comprises
(all sizes are approx)

Ground Floor:

Reception Area including four styling stations 5.2m x 4.9m (17' x 16').



Rear Salon 4m x 3.8m (13'3 x 12'6)

One partitioned room including two backwash units, former spray tan room, cylinder cupboard with store cupboard under stairs.



Kitchen/Staff Room 2.7m x 1.7m (8'8 x 5'5)

Wall mounted gas fired boiler supplying central heating system and hot water.

Toilet

Low level WC and hand basin.

Outside: Rear yard with WC.

Lease Terms:

Rent: £6,000 per annum payable monthly in advance with the first three months payable on completion.

Term: Three years or multiples thereof.

Repairs: Internal repairs, glass being the tenant's responsibility.

Building Insurance: Landlord to insure the building with the tenant responsible for payment of an equitable proportion of the premium as additional rent.

Business Rates: Tenant's responsibility.

VAT: Not payable.

Assessment: According to the Valuation Office Website the premises are described as 'Hairdressing Salon and Premises' with a Rateable Value of £4,450. All interested parties should make their own enquiries with Chorley Borough Council Business Rates department for their eligibility for Small Business Rates Relief on 01257 515151.

Services: We are informed mains gas, electricity and water supplies are laid on with drainage to main sewer. We understand the premises are separately metered from the first floor flat.

Energy Rating: According to the National Database the property has an Energy Rating within Band C valid until 28th October 2029.

To View: By appointment with the agents 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.