

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999 Fax 01257 264256**

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



**TO LET**

**22 CHAPEL STREET  
CHORLEY  
PR7 1BW**



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**Rent: £27,500 pa**

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- Prime Town Centre retail unit.
- Frontage 5.75m (18'10) Shop depth 16.3m (53'5).
- Retail sales area 93.7 sq m (1,008 sq ft).
- Ancillary first and second floor accommodation.

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



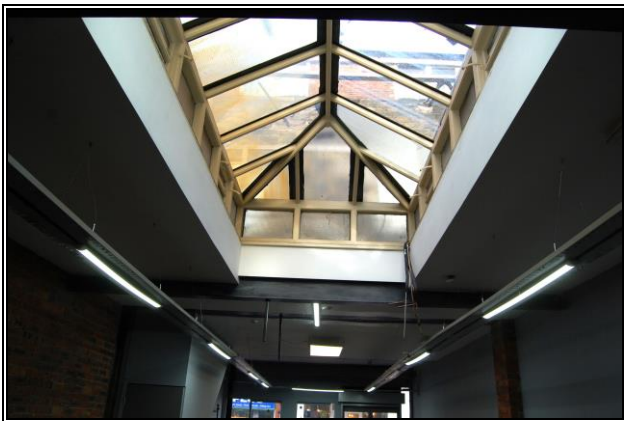
<b>Description:</b>	Prime open plan retail unit located in Chorley Town Centre providing an aluminium framed shop front with additional storage and staff amenity areas on the first and second floor.
<b>Location:</b>	Chorley is situated approximately 7 miles south of Preston or 19 miles northwest of Manchester. The property is predominantly situated fronting Chapel Street being a pedestrianised and established retail area with nearby occupiers being Specsavers and Clarks Shoes.
<b>Accommodation:</b>	<b>Ground Floor</b> (all sizes are approx) <b>Sales</b> 5.75m x 16.3m (18'10' x 53'5) Staircase to upper floors  <b>First Floor</b> <b>Front Storeroom</b> 2.3m x 3.7m (7'6 x 12'1) <b>Storeroom</b> 2.3m x 3.7m (7'6 x 12'1) <b>Kitchen and WC</b> 2.1m x 4.7m (6'10 x 15'5)  <b>Second Floor</b> <b>Storeroom</b> 5.9m x 8.4m (19'4 x 27'6)
<b>Lease Terms:</b>	
<b>Rent:</b>	£27,500 pa exclusive with the first three months payable on completion and monthly in advance thereafter.
<b>Term:</b>	Three years or multiples thereof.
<b>Use:</b>	Class E – Retail, Restaurant, Café, Office & Financial/Professional Services.
<b>Repairs:</b>	Full repairing responsibility on tenant.
<b>VAT:</b>	Payable at the appropriate rate.
<b>Rates:</b>	Tenant's responsibility.
<b>Outgoings:</b>	Tenant's responsibility.
<b>Insurance:</b>	Landlord to insure but pass on premium to tenant as additional rent.
<b>Assessment:</b>	According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £15,500. All interested parties should make their own enquiries with Chorley Borough Council Business Rates Department and the Economic Development Officer for the availability of possible Grant Assistance on 01257 515151.
<b>Services:</b>	We understand electricity and water supplies are laid on with drainage to the main sewer.
<b>EPC:</b>	According to the National Database the property has an Energy Performance Certificate within Band D valid until October 2029.
<b>To View:</b>	Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
<b>Note:</b>	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.



Front Sales Area



Rear Sales Area



Rear Glazed Canopy



First Floor Office



First Floor Store



Second Floor Store