

**PETER E GILKES & COMPANY**

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**TO LET**

**GROUND FLOOR  
236-238 EAVES LANE  
CHORLEY  
PR6 0ET**



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**Rent: £14,500 per annum**

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- Double fronted retail unit
- Prominent main road position
- Situated within densely populated area
- 96.25 sq m (1,036 sq ft) NIA

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>	<p>Former ground floor butchers shop providing double front premises and rear stores.</p> <p>The premises form part of a busy neighbourhood shopping area surrounded by densely populated private housing fronting a busy arterial road.</p> <p>On street car parking is available and close to a bus stop.</p>
<b>Location:</b>	<p>From the Town Centre, opposite the Town Hall turn down Union Street past the market and at the roundabout turn left into Clifford Street. After 200 yards turn right at the roundabout into Stump Lane and proceed to the top. At the junction, with Eaves Lane, turn left and the premises are then on the right.</p>
<b>Accommodation:</b> (all sizes are approx)	<p><b>Double Fronted Sales Shop</b> 6.8m (22'6) widening to 8.9m (29'0) x 7.2m (25'0) Inset lighting, tiled and wipe down wall surfaces, non-slip anti-bacterial floor coverings, store under stairs, hand basin, double drainer stainless sink unit, electric water heater.</p> <p><b>Inner Hall</b> 3.1m x 2.75m (10'2 x 9')</p> <p><b>Toilet</b> Pedestal wash basin, tiling to walls.</p> <p><b>Staff Room</b> 1.4m x 1.8m (4'4 x 5'11)</p> <p><b>Store &amp; Preparation Room</b> 4.8m x 2.5m (15'9 x 8'3) Hand basin and electric water heater.</p> <p><b>Office</b> 4.7m x 2.0m (15'6 x 6'6).</p>
<b>Outside:</b>	Rear yard.
<b>Lease Terms:</b>	The premises are available on the following basis:-
<b>Rent:</b>	£14,500 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.
<b>Term:</b>	Three years or multiples thereof.
<b>Repairs:</b>	Tenants responsible for internal repairs and maintenance including glass and shop front. Landlord will retain responsibility for external repairs and main structure.
<b>Insurance:</b>	Landlord to insure but claim reimbursement of an equitable proportion of the premium.
<b>Outgoings:</b>	Tenants will be responsible for the payment of Rates, electricity and water charges.
<b>Services:</b>	Electricity and water supplies are laid on with drainage to main sewer.
<b>Assessment:</b>	<p>According to the Valuation Office website the property is described as 'Shop &amp; Premises' with a Rateable Value of £8,400. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish their eligibility for Small Business Rates Relief.</p>

- VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.
- EPC:** An Energy Performance Certificate will be available upon request.
- To View:** Strictly 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.



Office



Shop front 1



Shop front 2



Shop front 3



Shop front 4



Store & Preparation Room