

**PETER E GILKES & COMPANY**

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**TO LET**

**OFFICES ON  
BRIERCLIFFE ROAD  
CHORLEY  
PR6 0DA**



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**Rent: £30,000 per annum**

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- Ground and first floor offices 349 sq m (3,745 sq ft) NIA.
- Recently refurbished to modern requirements.
- Close to Chorley Town Centre.
- On street and private car parking.

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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** Ground and first floor refurbished office accommodation configured in an open plan layout with partitioned boardroom on the ground floor and private office on the first floor.

**Location:** Proceeding into Chorley Town Centre along the A6 turn off at the roundabout onto Stump Lane and proceed over the railway bridge with Briercliffe Road being 100m on the right hand side.

**Accommodation: Ground Floor**  
(all sizes are approx) 204 sq m (2,195 sq ft) NIA.

**First Floor**  
144 sq m (1,544 sq ft) NIA.

The accommodation provides male and female WC's on ground and first floor with private car parking and on-street car parking.

**Lease Terms:**

**Rent:** £30,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

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

**Use:** Class E including retail, restaurant, office, financial/professional services, medical and nursery.

**Repairs:** The Tenant will have a full repairing responsibility.

**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 with the Tenant responsible for a fair proportion of the premium as additional rent.

**Assessment:** All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151. The property is currently assessed as part of a larger assessment and is awaiting a new assessment.

**Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.

**Energy Rating:** The Energy Performance Certificate is within Band D valid until June 2035.

**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 Meeting Room



Ground Floor Office 1



Ground Floor Office 2



First Floor Private Office



First Floor Office



First Floor Storeroom