

PETER E GILKES & COMPANY

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TO LET

**GROUND FLOOR
2 FAZAKERLEY STREET
CHORLEY
PR7 1BG**



Rent: £8,500pa

- Modern purpose built ground floor shop/retail premises.
- 30.3 sq m (323 sq ft). GIA
- Prominent position in prime retail area.
- Nearby occupiers include Nationwide Building Society, Santander Bank and Betfred.

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: The premises provide a ground floor retail unit which occupy a prominent visible and readily identifiable position in the traditional prime retailing area of the Town.

There is considerable footfall along the pedestrianised street which has been a subject of recent upgrading by the Local Authority as part of the improvements to the Town Centre.

Location: Fazakerley Street is located between Market Street and the covered market.

Accommodation: **Ground Floor**
(all sizes are approx) **Sales Shop** 3.9m x 7.7m (12'9 x 25'6) including **Kitchen and WC**

Lease Terms:

Rent: £8,500pa with the first three months rental payable on completion and monthly in advance thereafter.

Term: Three years.

Repairs: Tenant's responsible for internal repairs and plate glass.

VAT: The property has not been elected for VAT purposes.

Legal Costs: Each side to bear their own legal costs.

Rates: Payable by Tenant.

Outgoings: Electricity, water charges and all outgoings payable by the Tenant.

Insurance: Landlord to insure but entitled to reimbursement of premium from Tenant.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' and the Rateable Value with effect from the 1st April 2026 is £7,400. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to ascertain their eligibility for Small Business Rates Relief on 01257 515151.

Energy Rating: The property has an Energy Performance Certificate with an Asset Rating E valid until 28th October 2028, certificate number 9532 3000 0281 0090 6721.

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

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.

