

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



**FOR SALE
OR
TO LET**

**6 CHAPEL STREET
CHORLEY
PR7 1BW**



Price: £210,000
Rent: £19,500 per annum

- Prominent and established position
- Amidst prime retail area
- Spacious premises

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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 bright, well-presented accommodation in a prominent prime position amidst the main traditional retail area of the town.

The shop closed on the retirement of the then owner who had occupied and traded from the premises for over 40 years.

Location: Proceeding along Chapel Street from the junction of Market Street the property is 30m approximately on the right-hand side.

Accommodation: Ground Floor

(all sizes are approx)

Sales Shop 9.4m x 4.5m (31' x 14'9)

Modern display window, suspended ceiling with inset lighting, tiled walls and tiled floor.

Refrigerator

With hand basin.

Preparation Room 3m x 3m plus 3.2m x 2.2m (10' x 10' plus 10'6 x 7'3)

Suspended ceiling, wipe down wall surfaces, tiled floor, stainless steel sink unit with electric heater for hot water.

Cellar 6.7m x 4m max (22' x 13'3 max)

Wipe down ceiling, wall surfaces, tiled floor deep freeze chiller, stainless steel sink unit.

Small Rear Store

First Floor

Front Room/Office 4.5m x 3.6m (14'9 x 12')

Brick feature fireplace.

Staff Room 5.2m x 4.5m (17' x 14'9)

Stainless steel sink unit and worktop.

Toilet

Low flush W.C. and hand basin.

Rear Landing to:

Toilet

Low flush W.C. and hand basin.

Second Floor

Approached by a panelled off spiral staircase leading up to two rooms.

Outside: Small rear yard.

Lease Terms:

Rent: £19,500 per annum (£1,625 per calendar month)

Period: Three years or multiples thereof.

Repairs: Tenant's responsibility but not required to maintain or leave premises in any better condition than as at commencement.

Insurance: Landlord to insure but then reimbursement of premium from tenant.

Outgoings: Tenant's responsibility

- Assessment:** According to the Valuation Office Agency's website, the property is described as 'Shop and Premises' with a Rateable Value of £12,750. All interested parties should make their own enquiries with Chorley Council to ascertain eligibility for Small Business Rates Relief or grant assistance on 01257 515151.
- Services:** Electricity and water supplies are laid on with drainage to the main sewer.
- Energy Rating:** We understand the property has an EPC within Band C valid until April 2033.
- 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 any other appliances and fittings where applicable.

