

**PETER E GILKES & COMPANY**

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**TO LET**

**31 MARKET STREET  
CHORLEY  
PR7 2SY**



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**Rent: £12,000 pa**

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- Ground floor retail shop 46.8 sq m (503 sq ft) NIA.
- Basement Storage and Office.
- Prominent Town Centre location.
- Rear delivery and unloading access.

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 floor retail unit in an established location. A staircase leads to a dry basement providing additional storage, office and staff WC.
- Location:** Proceeding to Chorley town centre along Park Road heading directly into Market Street where the premises are approximately 20m on the left hand side. Directly opposite the shop are short term car park spaces.
- Accommodation:** (all sizes are approx)  
**Ground Floor:**  
**Front Sales** 3.7m x 6.6m (12'5 x 21'11).  
**Rear Preparation Area and Kitchen** 3.5m x 6.6m (11'8 x 21'10).  
**Basement:**  
**Office** 1.5m x 2.7m (5' x 9'2).  
**Store Room** 2.3m x 4.8m (7'9 x 15'11) plus 1.5m x 2.8m (5' x 9'2).  
**WC**
- Outside:** Communal alley for deliveries and bin storage.
- Lease Terms:**  
**Rent:** £12,000pa with the first three months payable on completion.  
**Use:** Class E – Retail, Office and medical use.  
**Repairs:** Internal repairing responsibility upon Tenant.  
**Business Rates:** Tenant's responsibility.  
**Services:** Tenant's Responsibility.  
**VAT:** Payable at the appropriate rate.  
**Legal Costs:** Each party to bear their own legal expenses.
- Assessment:** According to the Valuation Office website the property is described as 'Shop and Premises' with a rateable value of £8,900. Subject to qualification the incoming Tenant may qualify for Small Business Rates Relief and please contact Chorley Borough Council's Business Rates Department on 01257 515151.
- Services:** Mains gas, electricity and water supplies are laid on with drainage to main sewer.
- Energy Rating:** The property has an Energy Performance Certificate within Band D valid until July 2030.
- To View:** 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.



Front Internal



Rear Front Internal



Rear Preparation Area



Basement Store & WC



Rear Delivery Door