

TO LET

**12A CHAPEL STREET
CHORLEY
PR7 1BW**



Rent: £14,000 pa

- Ground Floor retail premises with storage 870 sq ft (80.85 sq m).
- Prominent town centre location.
- Nearby occupiers being Greggs, Clarkes Shoes, Max Spielmann, CEX and Specsavers.

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 do 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



Description: Traditional town centre two storey property providing a ground floor retail area, storeroom/office to the rear. The first floor provides a staff kitchen, WC and storeroom with the opportunity of further storage on the second floor.

Location: The property is situated at the bottom of Chapel Street within the town centre.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 32.3 sq m (348 sq ft).

Office 8.05 sq m (87 sq ft).

Lean to Store 4.5 sq m (49 sq ft).

First Floor

Kitchen 8.8 sq m (95 sq ft)

Storage Area 8.5 sq m (92 sq ft)

Storage Room 18.5 sq m (199 sq ft)

Lease Terms:

Rent: £14,000 per annum exclusive with the first three months payable on completion.

Term: Six years.

Use: Retail (A1).

Repairs: Full repairing responsibility upon Tenant.

Rent Review: On the third anniversary.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for payment of premium as additional rent.

VAT: VAT is not applicable.

Legal Costs: Ingoing Tenant to be responsible for Landlord's reasonable legal costs incurred with the transaction.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £11,750. Small Business Rates Relief may be available to qualifying businesses and all interested parties should make their own enquiries with Chorley Borough Council on 01257 515151 and also to ascertain their eligibility for Grant Assistance.

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.

Energy Rating: We understand the property has an Energy Performance Certificate Asset Rating of E.

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.