

Gifford Dixon

Commercial Property

TO LET



25 Chapel Street, Chorley, Lancashire, PR7 1BN

Lock up Retail Premises

462 Sq Ft (42.9 Sq M)

£12,000 P.A.

gifforddixon.co.uk

0161 667 1317

Gifford Dixon

LOCATION

The property is situated in a prime town centre location and enjoys a single frontage onto Chapel Street, which is a busy and established retail location in Chorley Town Centre.

DESCRIPTION

The property comprises a traditionally constructed two storey terraced property, with brick elevations and pitched slate covered roof.

The subject of this letting is the ground floor, which consists of an open plan shop with store room to rear and W/C within rear yard.

ACCOMMODATION

Area	(Sq Ft)	(Sq M)
Sales	357	33.2
Store Room	105	9.7

Plus small yard incorporating W/C to rear.

BUSINESS RATES

Rateable Value (2017 List) - £10,250

Small Business Rates Relief may be available depending on the incoming tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

LEASE TERMS

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 3 years with other terms to be agreed.

RENT

£12,000 per annum.

VAT

We understand that VAT is not applicable to the rent on this property.

LEGAL COSTS

The incoming tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

SERVICES

We understand that mains electric, water and drainage are connected to these premises.

EPC

We understand an Energy Performance Certificate has been commissioned and will be available upon request.

VIEWINGS

Strictly by appointment with either



Steven Gifford-Dixon MSc MRICS

Managing Director

Norwood House

53 Brighton Grove

Manchester M14 5JT

T: 0161 667 1317

M: 07779 263914

E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

[@gifforddixon](https://twitter.com/gifforddixon)

or

Ben Gilkes BSc MRICS

Peter E Gilkes & Company

44 Market Street

Chorley

Lancashire

PR7 2SE

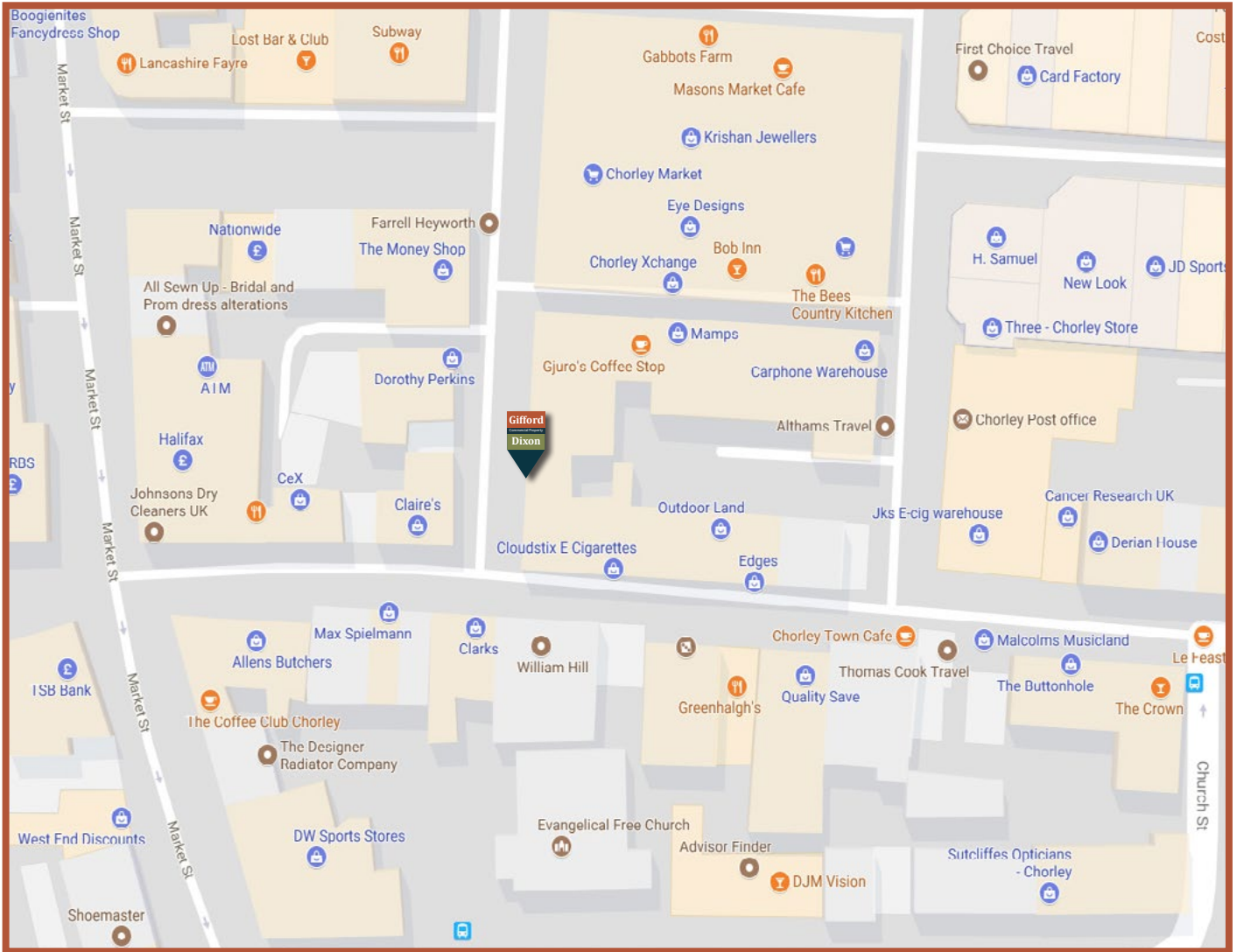
T: 01257 266 999

E: ben@peteregilkes.co.uk

Subject to contract 13th November 2017

0161 667 1317

Gifford Dixon



The plans and drawings provided are not to scale and are for indicative purposes only.

Important Notice

Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

0161 667 1317