

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

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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

Gifford Dixon

Commercial Property

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Managing Director

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or

Ben Gilkes BSc MRICS

Peter E Gilkes & Company

44 Market Street

Chorley

Lancashire

PR7 2SE

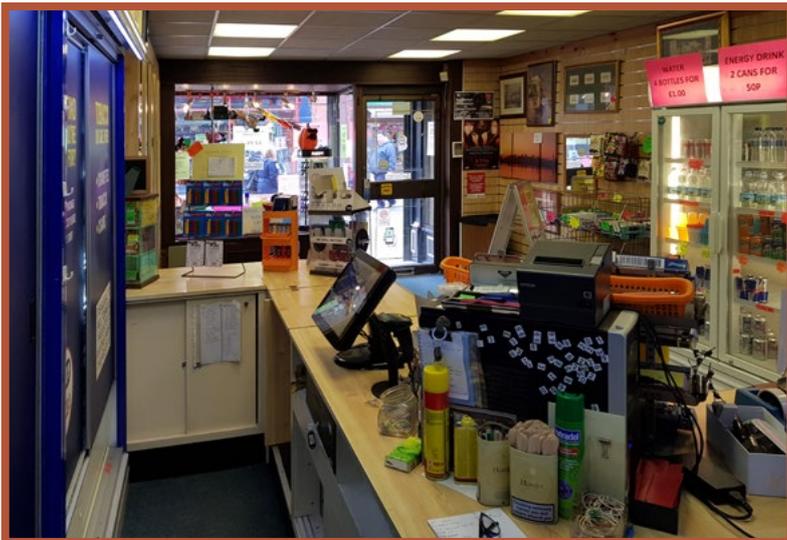
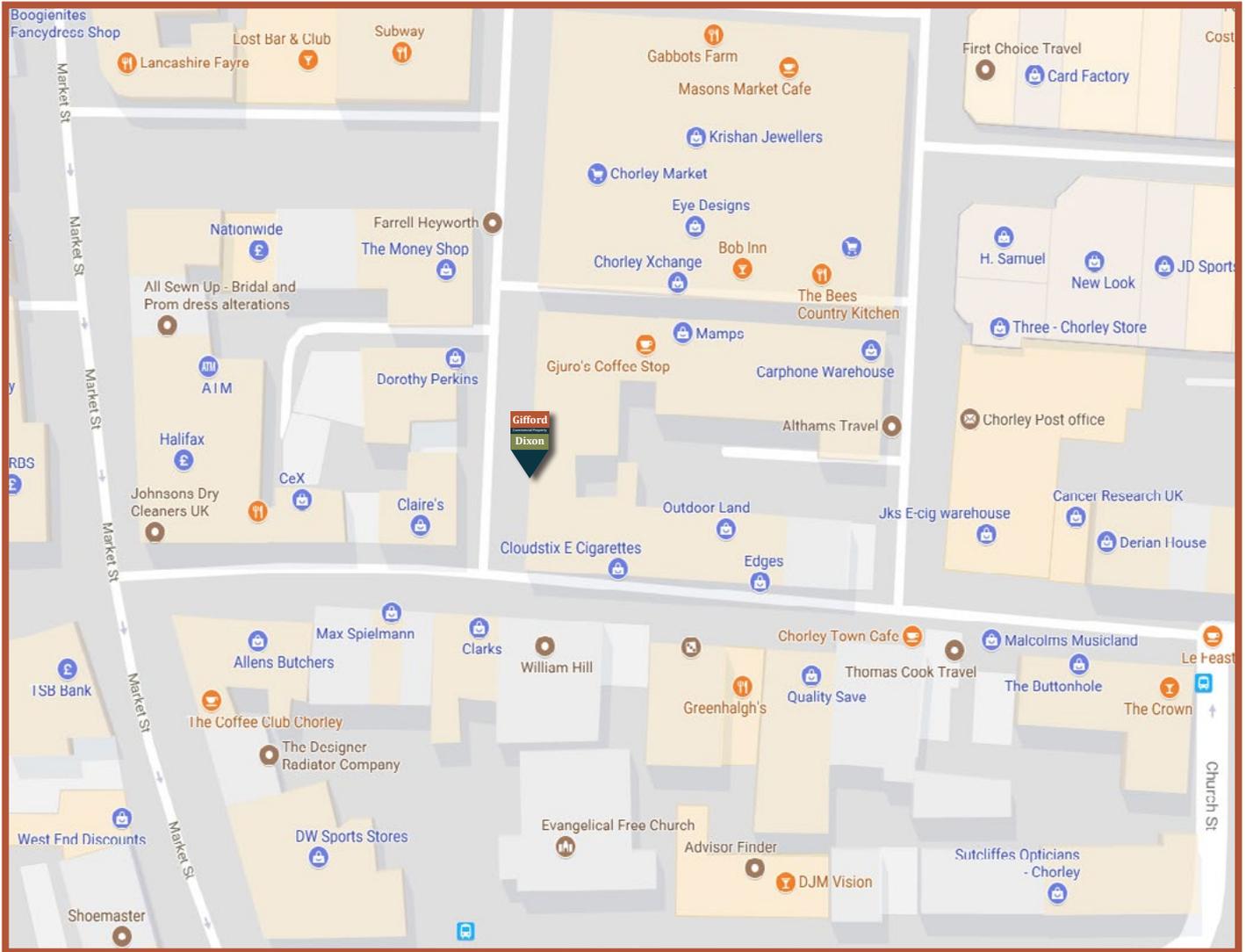
T: 01257 266 999

E: ben@peteregilkes.co.uk

Subject to contract 13th November 2017

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

Important Notice

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