

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

To Let

Ground Floor Retail Unit
with Storage Space to the First Floor

**8 Chapel Street,
Chorley, PR7 1BW**



Rent £23,000 p.a.

LOCATION

The property is in a prominent town centre location and enjoys a single frontage to Chapel Street, which is a busy established shopping location.

The property is situated in a densely populated area and is surrounded by a mixture of retail properties.

DESCRIPTION

The property is a traditionally constructed two storey terraced property, with brick elevations and a flat roof.

The ground floor is currently operated as an Acupuncture Health Centre, for the selling and treatment of Chinese Remedies, with a toilet and storage areas to the First Floor of the property.

ACCOMODATION

The ground floor provides a single fronted retail area of approximately 38.99 m² (419.68 ft²) with a small yard to the rear.

The first floor provides Storage Space of approximately 24.22 m² (260.755 ft²), a WC and a landing/kitchen of approximately 8.67 m² (93.32 ft²).

TENURE

A new Lease for a term to be agreed. Possible minimum of a 5 year commitment to be verified with the owner.

SERVICES

It is assumed the property is connected to all main services, however none of the services have been tested, so verification would be required.

PROPOSITION

Our client is seeking to grant a lease for a term of years to be agreed at a commencing rent of £23,000 per annum exclusive.

LEGAL COSTS

Each party are to bear their own legal costs.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

VIEWING

By arrangement with: P R GIBBS & CO
Telephone: 01942 844100; e-mail: info@prgibbs.co.uk

APPRAISAL

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

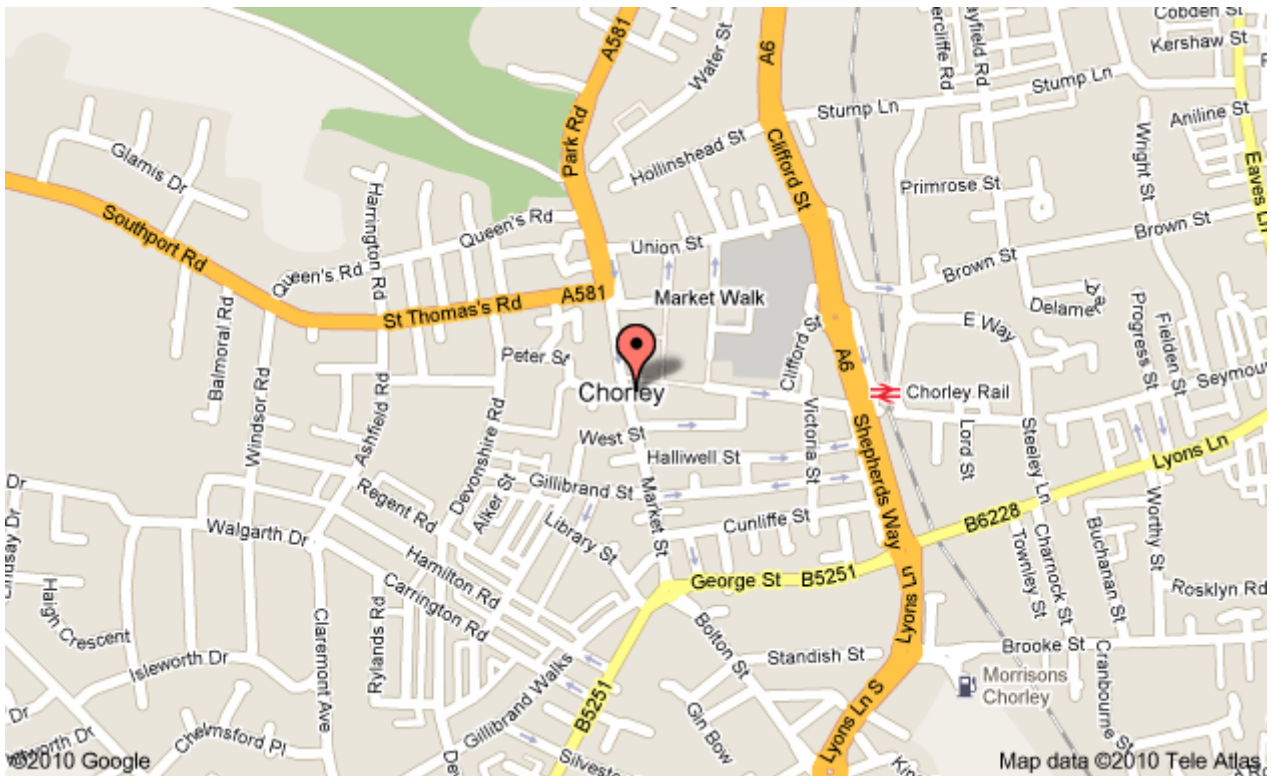
IMPORTANT – PROPERTY MISDESCRIPTION AND OR MISREPRESENTATION

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Particulars prepared: 6th October 2010.

Local Map



Regional Plan

