



To Let
£10,960 p.a. exclusive

Two-Storey Mid-Terrace Retail/Office Premises

883 SQ FT (82.03 SQ M)

📍 12 GILLIBRAND STREET, CHORLEY, PR7 2EJ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Superb mid-terraced retail premises
- Prominent and easily accessible location
- Well presented accommodation
- Accommodation arranged across ground and first floor levels
- Town Centre location
- Situated within easy walking distance of Town Centre car parking
- May suit a variety of uses - subject to planning permission
- Close to Chorley Covered Market & Tuesday Market with 150 stalls
- New Lease
- £10,950 per annum exclusive



LOCATION

The subject property is positioned fronting Gillibrand Street, which branches off from Market Street, a principal thoroughfare in Chorley Town Centre. Directly across from the property is Fleet Street Car Park, a facility offering both Long and Short Stay parking options, managed by Chorley Council.

Adjacent businesses include Chorley Denture Services, a Community Hub, a Hairdressing Salon, and a Milkshake/Bubble Tea Bar, in addition to several other independent retailers. To the north of Gillibrand Street and in the surrounding vicinity, there exists a blend of residential and commercial establishments.

DESCRIPTION

The property consists of a mid-terraced retail and commercial premises constructed from traditional brick masonry, featuring a single-storey extension at the rear. It is finished with a pitched and slated roof covering. The front elevation is partially rendered and includes a prominent UPVC display window and a UPVC pedestrian entrance. Additionally, the property has a small courtyard located at the rear.

Internally, the ground floor is designed in an open-plan layout, finished with plaster-painted walls and textured ceilings, complemented by timber flooring. At the rear, there is a compact kitchen area situated within the outrigger, equipped with a laminated worktop that includes a stainless-steel sink and drainer, along with a tiled splashback.

On the first floor, the property features a spacious office currently used as a display area, a small office or storeroom, and a WC facility at the rear. The first floor maintains a similar decorative style to the ground floor but is fully carpeted, except for the WC area.

The property is heated by a single wall-mounted HVAC unit on the ground floor, with lighting provided by overhead fluorescent strip fittings.

See floor plan to rear.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	40.04	431
First Floor	41.99	452
Total	82.03	883

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£10,950 per annum exclusive.

VAT

VAT is not applicable.

USE

E-Class - may suit alternative uses, subject to planning permission.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,200, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.**

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

51-75

C

59 C

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

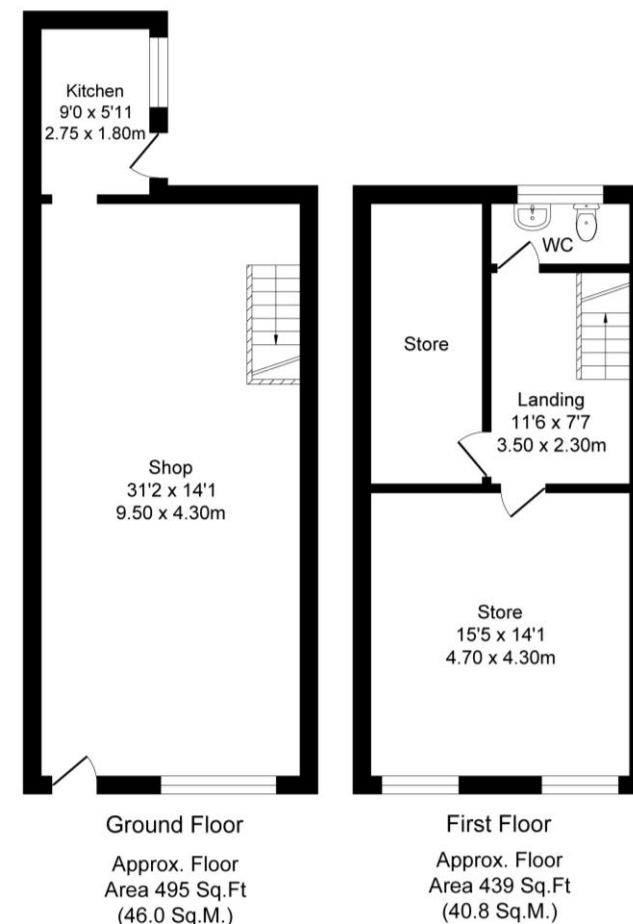
Nathan Broughton | Property Agent

07393 799957 nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 daniel.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.