

To Let/
May Sell



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
- 100% Business Rates Relief (for qualifying occupiers)
- New Lease
- Available from Mid October/November 2026
- Rental £10,950 per annum exclusive
- May Sell - Price on Application



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, 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 below.

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.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th 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

LEASE TERMS & RENTAL

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

£10,950 per annum exclusive.

VAT

VAT is not applicable.

MAY SELL

The Landlord may consider a sale of the property. Price on Application.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £6,200, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to clarify this directly with the Local Rating Authority (Chorley Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).**

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C. The certificate is valid until 20th October 2034. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

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

Nathan Broughton | Graduate Surveyor

BSc (Hons)

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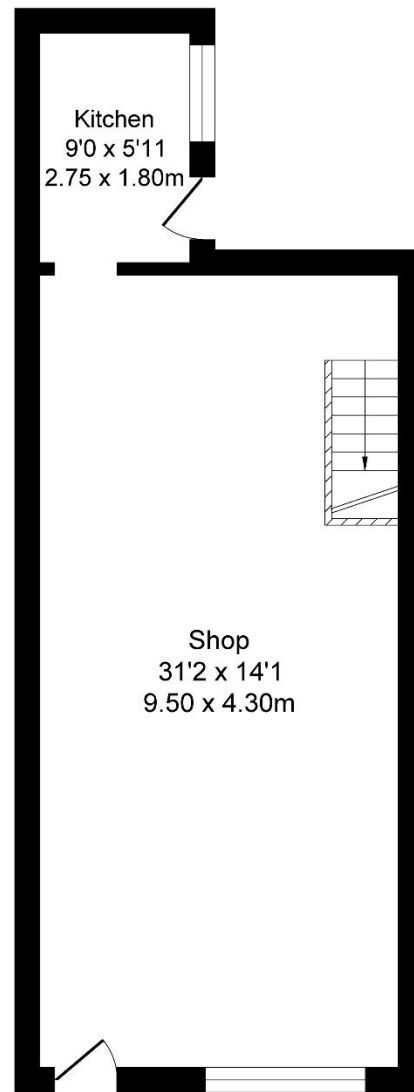
Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

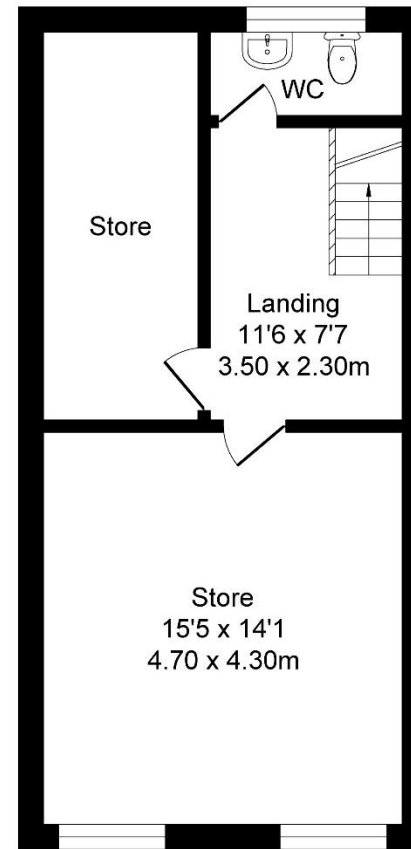
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Ground Floor



First Floor