



TO LET 10 CLEVELAND STREET CHORLEY PR7 1BH

718 ft² / 67 m² ground floor shop premises with first floor office/storage facility

- Prominently located on Cleveland Street close to its junctions with High Street and Market Place
- Opposite the Post Office and close to Booths Supermarket and the town's main public car park.
- Fitted to a very high standard throughout with quality finishes and ready for immediate occupation.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently situated on Cleveland Street in the heart of Chorley Town Centre. Within a pedestrianised shopping area and adjacent to Chorley covered market. Excellent public car parking facilities are available close by.

Description

A ground floor shop/office unit with the benefit of first floor office/storage facilities.

The accommodation is well appointed throughout with plastered walls and ceilings. fluorescent lighting, carpeting, gas fired central heating, dado trunking for power and IT etc.

Accommodation

The net internal area extends to approximately 718 ft²/ 67m².

The shop has an internal frontage of 13' 10 and an overall depth of 44' 7.

The ground floor area incorporates good quality kitchen and WC facilities.

On the first floor there is an office/storage room extending to 200 ft² together with an additional WC and wash basin facility.

Assessment

The unit is entered on the rating list at a rateable value of £10,250.

Rates payable 2019/2020: 49.1p in the £

Services

Full gas fired central heating is installed together with fire alarm system and emergency lighting.

Planning

Previously used for both retail and office purposes, the premises are considered suitable for a wide range of A1 (retail) and A2 (office) uses.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's Planning Department on 01257 515452.

Lease

The premises are available on a new 3 year Lease, or multiples thereof, subject to upward only rent reviews at 3 yearly rent reviews.

The Lease shall be upon effective full repairing and insuring terms.

EPC

A copy of the EPC is available from the Agent's office.

Rental

£13,000 per annum exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

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

Viewing

Strictly by appointment through the agents HDAK. Telephone: 01772 652652 or e-mail: reception@hdak.co.uk