



FOR SALE 17 CHAPEL STREET CHORLEY PR7 1BN

Investment property producing £12,000 per annum from well presented town centre retail premises

- Town centre trading position on pedestrianised shopping street.
- Close to many national retailers including Specsavers, Greenhalgh's and Clarks.
- Let to Cloudstix who have been in occupation since 2015.

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

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Location

Prominently situated on Chapel Street, a popular pedestrianised shopping street in the heart of Chorley town centre.

Description

A two-storey property providing ground floor sales shop together with office/storage, kitchen and WC facilities at first floor level.

The ground floor shop is particularly well appointed. Internal photographs are available on our website.

Accommodation

The net internal area extends to approximately 815 ft² / 76 m².

The shop has an internal frontage of 14' 9" and an overall sales depth of 43'.

On the first floor there is an office / storage room extending to 177 ft², together with kitchen and male and female WC facilities.

Assessment

The property is entered on the rating list at a Rateable Value of £8,300.

Rates Payable 2023/24: 49.9p in the £

Tenure

The tenure of the property is Freehold.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Rental Income

The shop is currently let to Cloudstix Ltd on a standard full repairing and insuring lease which expired in 2018.

Cloudstix continue to hold over and are currently paying a rental of £12,000 per annum exclusive.

Purchase Price

We are instructed to invite offers around £150,000 for the freehold interest subject to Cloudstix's current occupation.

EPC

The Energy Performance Asset rating is Band C66. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

Each party are to be 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