



TO LET 25 Market Place Chorley PR7 1DA

840 ft² / 78 m² Town centre retail premises with additional second floor storage

- Commanding corner position with extensive retail frontage.
- Well located in the heart of Chorley town centre, adjacent to the busy covered market.
- Well-proportioned sales shop with office accommodation to the first floor and ancillary storage on the second floor

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

01772 652652

Location

Prominently situated on the corner of Market Place and Cleveland Street, a pedestrianised shopping area in the heart of the town centre.

Description

A substantial corner property arranged over ground, first and second floors, together with additional basement storage.

The ground floor shop is well appointed, with a suspended ceiling with inset lighting, air-conditioning unit, wooden flooring and the first floor office is similarly well fitted. Ancillary kitchen and WC facilities are provided to a good standard.

Accommodation

The net usable floor space over the ground and first floors extends to approximately 840 ft² / 78 m².

The ground floor sales area measures 19' 2" x 17' 5", together with a rear office 7' 10" x 11' 10".

To the first floor there is a large open plan office, together with good quality kitchen and male and female WC facilities.

On the second floor there is additional storage accommodation extending to approximately 473 ft².

Additional basement storage facilities.

Services

The property has the benefit of electric heating to ground and first floors, together with air conditioning to the ground floor.

Assessment

The property is entered on the rating list at a rateable value of £9,900.

Rates Payable 2019/2020: 49.1p in the £

Planning

The premises have been used for both A1 (Retail) and A2 (Financial Services) uses in recent years and are also considered suitable for potential A3 (Restaurant and Café) and A5 (Hot Food Takeaway) uses.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's Planning Dept on 01257 505452.

EPC

An EPC is available from the Agent's office.

Lease

The premises are available on a new 3-year full repairing and insuring lease, or multiples thereof, subject to upward only rent reviews at three year intervals.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

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

Viewing

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