



TO LET 3 & 4 HALLGATE ASTLEY VILLAGE CHORLEY PR7 1XA

Former restaurant premises extending to approximately 3,600 ft² capable of splitting into two lock-up retail units suitable for A5 hot food takeaway use.

- Convenient location within the village centre
- Free car parking to the rear
- Adjacent to a newly refurbished public house, a McColl's Convenience Store and the Astley Village Pharmacy

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

01772 652652

Location

The property is situated within the shopping precinct of Astley Village, a densely populated and expanding residential area to the north west of Chorley town centre.

To reach the property, proceed down Euxton Lane off Preston Road, travelling past Chorley Hospital and at the first roundabout turn left on to Chancery Road. Hallgate can be found on the left-hand side.

Description

A former restaurant with full display windows to the front elevation and electrically operated security shutters, together with rear access for loading/unloading.

The property is ready for immediate trading for single occupation but the landlord will split into two separate lock-up retail units.

Accommodation

Open plan retail area with WC facilities to the rear.

If split, each shop would have an internal width of approximately 20' with a built depth of 82'.

The plan attached to the particulars indicates the potential split of the unit.

Assessment

The unit is entered on the rating list at a rateable value of £11,500.

Rates payable 2019/2020: 49.1p in the £

If split, two separate rating assessments will have to be made. Each shop unit would be entitled to small business rate relief.

EPC

The Energy Performance Asset rating is Band D94. A full copy of the EPC is available at www.ndepcregister.com

Planning

Previously used as a restaurant, the property enjoys A3 planning consent and may also therefore be used for A1 retail and A2 office purposes.

If split, the two shop units are considered suitable for A5 hot food takeaway use.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 515151.

Lease

The premises are available on a three year lease or multiples thereof subject to upward only rent reviews at three yearly intervals.

The tenant shall be responsible for internal repairs and decoration together with maintenance of the shop front.

A service charge is payable in respect of the maintenance of the common areas of the shopping development, including the rear car park. Full details on application.

Rental

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

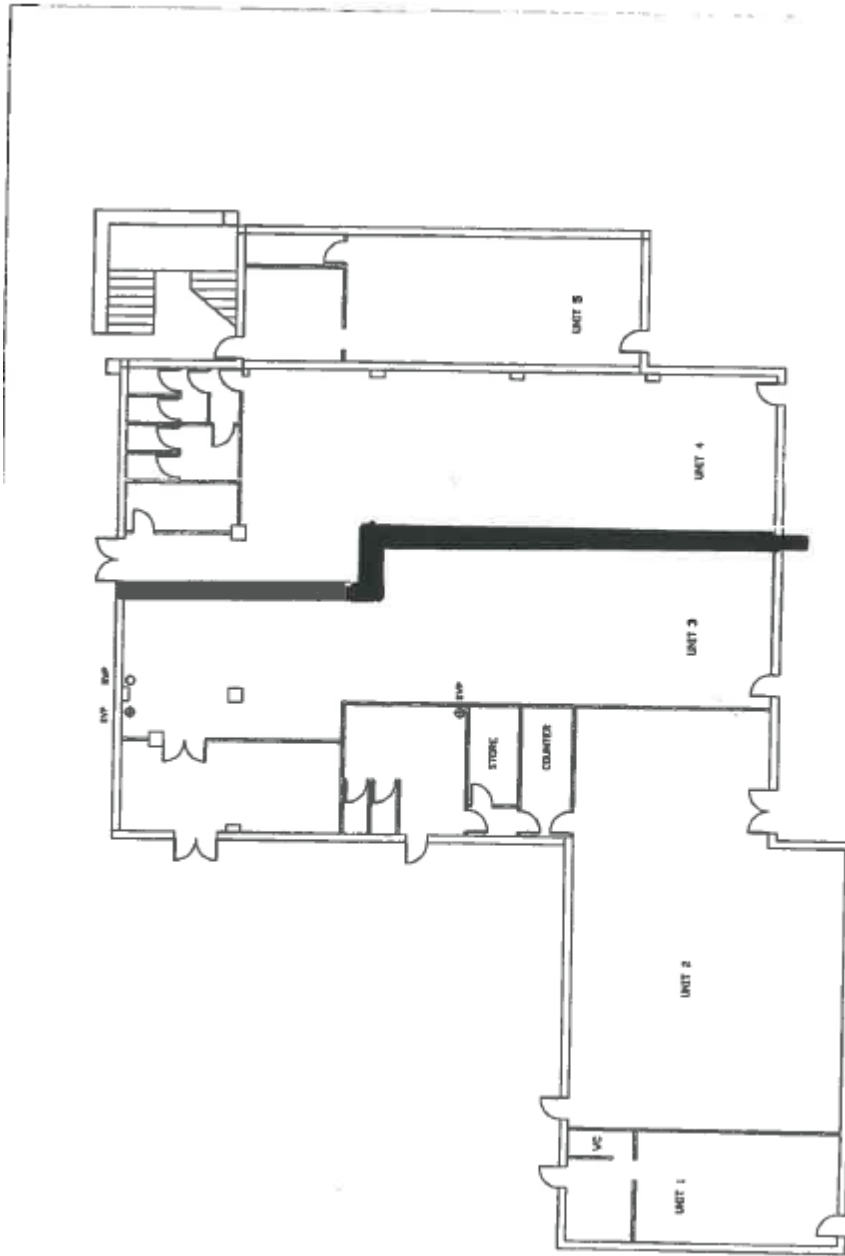
If the property is split, each shop unit is available at a rental of only £150 per week, ie £7,800 per annum, exclusive of rates, payable quarterly in advance.

Legal Costs

Each party is to be responsible for its 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



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Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.