



FOR SALE or TO LET 34 CHAPEL STREET CHORLEY PR7 1BW

1,434 ft² / 133 m² town centre retail premises.

- Prominent position within pedestrianised shopping street in Chorley town centre
- Well-proportioned ground floor sales shop together with upper floor accommodation
- Adjacent to Thomas Cook and Greenhalgh's and close to many national retailers

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

01772 652652

Location

Prominently situated on Chapel Street in the heart of Chorley town centre.

Adjacent occupiers include Thomas Cook and Greenhalgh's with many national retailers represented close by.

Within a pedestrianised section of the town close to the main shopping centre and covered markets.

Description

A two-storey property offering well-proportioned retail space on the ground floor together with three rooms at first floor level providing storage/office accommodation.

Accommodation

Internal width 14' 8" widening to 16' 11"
Shop depth 53' 6"
Ground floor sales 817 ft²
First floor extending to approximately 617 ft²
WC and washbasin facilities
Fire exit from the first floor with external metal staircase

Assessment

The property is entered on the rating list at a rateable value of £18,000.

Rates Payable 2019/2020: 49.1p in the £

Planning

Previously used as a hairdressing salon, the premises are considered suitable for a wide variety of A1 retail uses.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's Planning Department on 01257 515221.

Lease

The premises are available on a standard full repairing and insuring lease for a term of years to be agreed.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Price

£175,000 in respect of the freehold interest with vacant possession.

EPC

The Energy Performance Asset rating is Band E120. A full copy of the EPC is available at www.ndepcregister.com

Legal Costs

Each party is 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: info@hdak-uk.com