



## **TO LET      4 – 10 CANNON STREET CHORLEY PR7 1BJ**

1,100 ft<sup>2</sup> / 102 m<sup>2</sup> Former café/coffee shop premises in the heart of the town centre

- Just off Cleveland Street, close to its junctions with High Street and Market Place
- Close to Booths supermarket, the town's covered markets and main public car parks
- Arranged over ground and first floors with fully operational dumbwaiter

### **Location**

Situated just off Cleveland Street in the heart of Chorley town centre.

Within a pedestrianised shopping area and adjacent to Chorley covered market.

Potential for limited external seating to the front.

### **Description**

Former café/coffee shop premises arranged over ground and first floors.

Accessed directly from Cannon Street and also with a pedestrianised way from High Street alongside Nigel Clare Menswear.

### **Accommodation**

The net internal area extends to approximately 1,100 ft<sup>2</sup> / 102 m<sup>2</sup>.

The ground floor provides an open plan dining area and server (approx. 34ft by 15ft 3in) together with disabled/ladies WC.

To the first floor there is a further dining area (approx. 24ft 3in by 13ft 6in), partially equipped commercial kitchen (14ft 6in by 17ft 10in) together with male WC.

A fully operational dumbwaiter links the first floor kitchen and ground floor servery.

### **Services**

Night storage heaters are installed together with a full fire alarm and emergency lighting.

### **Assessment**

The Rateable Value is currently £6,900 reducing to £6,500 from 1<sup>st</sup> April 2023:

Small Business Rate Relief may be available.

### **Planning**

Previously used as a café/coffee shop but considered suitable for all types of food sales and retail/office uses.

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 new 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon effective full repairing and insuring terms by way of service charge.

### **EPC**

A copy of the EPC will be made available from the agent's office.

### **Service Charge**

An annual charge in the order of £2,000 plus VAT is payable in respect of external maintenance and insurance.

### **Rental**

£150 per week plus VAT exclusive of rates payable monthly in advance by standing order.

### **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](mailto:reception@hdak.co.uk)