



PRICE SUBSTANTIALLY REDUCED. NEW CONCRETE TILE ROOF COVERING.

FOR SALE 45 MARKET STREET CHORLEY PR7 2SW

428 ft² / 40 m² Ground floor sales shop together with additional accommodation to first and second floors

- Excellent town centre position opposite the Post Office
- Short-term on-street car parking directly to the front
- Gas fired central heating and burglar alarm system installed. The property has been re-roofed.

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

01772 652652

Location

Occupying an excellent trading position on Market Street, in the heart of Chorley town centre.

The premises have the benefit of short-term car parking directly to the front.

Description

Mid-terraced retail premises arranged over ground, first and second floors, together with basement storage. The property has recently been re-roofed.

Accommodation

Ground Floor:

Open plan retail area approx. 12' 5" x 34' deep, with open tread stairs to upper floors, providing a retail area of approx. 428 sq ft. Suspended ceiling with inset lighting. Carpeted. Panelled walls.

Rear Kitchen/Staff Room: 9' 6" x 5' 9"
WC Facilities

First Floor:

Large open landing area
Office: 12' 6 x 12'
Storage Area: 5' 5 x 7' 3

Second Floor:

Two store rooms: 12' 5 x 12'
12' 5 x 12' 10

Assessment

The property is entered on the rating list at a rateable value of £9,400.

Rates payable 2021/2022: 49.9p in the £

Services

Full gas fired central heating is installed, together with a burglar alarm system.

Price

Offers around £85,000 are invited for the freehold interest, with full vacant possession.

Money Laundering

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

EPC

The Energy Performance Asset rating is Band D85. A full copy of the EPC is available at www.epcregister.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: reception@hdak.co.uk.