



TO LET 8 & 10 CLEVELAND STREET CHORLEY PR7 1BH

Two town centre retail properties 1,265 ft² and 918 ft²

- Prominently located on Cleveland Street close to its junctions with High Street and Market Place
- Opposite the newly created public car park and adjacent to Chorley's indoor market and the town's main shopping centre, Market Walks
- Previously occupied as a single unit as licensed restaurant premises

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

01772 652652

Location

Prominently situated on Cleveland Street in the heart of Chorley Town Centre.

Within a pedestrianised shopping area, a few yards from the newly created public car park and adjacent to Chorley covered market.

Description

Previously occupied as a licensed restaurant, readily divisible into two separate retail units, each with upper floor accommodation.

Accommodation

8 Cleveland Street:

The Net Internal Area extends to approximately 1,265 ft² arranged over ground, first and second floors.

The ground floor provides restaurant area together with commercial kitchen.

10 Cleveland Street:

The Net Internal Area extends to approximately 918 ft² arranged over ground and first floors.

Assessment

The two units are entered on the Rating List at a Rateable Value of £20,250:

It is anticipated that if two separate assessments are made, each will fall below the threshold for small business rate relief.

Services

Gas fired central heating is installed together with a fire alarm system and emergency lighting.

Planning

Previously used for licensed restaurant purposes, the premises are suitable for a wide variety of Class E businesses including retail and office uses.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council planning department on 01257 515452.

EPC

The Energy Performance Asset rating is Band D100. A full copy of the EPC is available at www.epcregister.com.

Lease

The premises are available on new 3 year leases, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The leases shall be upon full repairing and insuring terms.

Rental

8 Cleveland Street: £15,000 per annum exclusive of rates.

10 Cleveland Street: £10,000 per annum exclusive of rates.

The two units combined are offered at a rental of £20,000 per annum exclusive of rates.

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

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