



TO LET 10-12 CLEVELAND STREET CHORLEY PR7 1BH

Ground floor retail unit 1,092 ft² and first and second floor offices 1,808 ft² in the heart of Chorley Town Centre.

- Prominently located on the junction of Cleveland Street and High Street, with access to the ground floor from Cleveland Street and the upper floor offices from High Street
- Close to Booths Supermarket, the covered markets and the town's main public car park
- Suitable for a wide variety of retail, office or leisure/licensed uses

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

01772 652652

Location

Prominently situated on the corner of Cleveland Street and High Street in the heart of Chorley Town Centre. Excellent public car parking facilities are available close by.

Description

A well proportioned ground floor retail/office unit currently operating as an estate agents and providing open plan sales areas, private offices, kitchen and WC facilities.

The upper floors are accessed from High Street and provide well appointed mainly open plan offices, together with kitchen and male and female WCs.

Accommodation

The property provides the following net internal areas:-

Ground Floor:	1,092 ft ²
First Floor:	674 ft ²
Second Floor:	1,134 ft ²

Rating Assessment

The ground floor is £19,000 RV and the first and second floors are £12,000 RV.

Rates payable 2026/2027: 43.2p in the £

EPC

A copy of the EPC will be made available through the agents' office.

Planning

The premises have been used as an estate agents with administrative offices to the upper floors but are considered suitable for a wide variety of retail, office or leisure/licensed users.

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

Services

The ground floor has electric heating. The upper floors have full gas fired central heating, together with burglar, fire alarms and emergency lighting.

Lease

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

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

Rental

Ground floor £22,500 per annum
First & Second Floors £12,000 per annum
Exclusive of rates.

The whole building is available on a single lease at a rental of £30,000 per annum exclusive of rates.

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