



FOR SALE OR TO LET

43 CHAPEL STREET, CHORLEY PR7 1BU

1,368 ft² / 127 m² Well presented two storey retail premises in attractive town centre location

- Well fitted sales areas over both ground and first floor
- Electrically operated external security shutter to front elevation
- In an attractive setting close to many national retailers and considered suitable for a wide variety of trades

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

01772 652652

Location

Occupying a good secondary trading position on Chapel Street, close to the junction with New Market Street, within an area well represented by national retailers.

Description

A two storey mid terraced sales shop property providing well fitted and gas centrally heated sales areas to both ground and first floors and ready for immediate trading.

Accommodation

The gross internal floor area extends to approximately 1,368 sq ft.

Ground floor sales area max dimensions 17 ft 10 in x 40 ft 9 in with electrically operated external security shutter, wooden flooring, plastered walls and ceiling with inset lighting etc.

To the first floor there is a further open plan retail area 16 ft 3 in x 29 ft 3 in

Storage area max dimensions 11 ft 10 in x 10 ft 7 in

Kitchen 5ft 11 in x 12 ft

WC and washbasin facilities

Fire escape staircase to the rear

Assessment

We are verbally advised by Chorley Borough Council as follows:-

The RV is £13,250

Rates Payable 2024/2025: 49.9 p in the £

Planning

Previously used as a retail shop for the sale of ladies clothing, the premises are considered suitable for a wide variety of retail or office uses.

Prospective tenants or purchasers are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 515151.

EPC

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

Lease & Rental

The premises are available on a new full repairing lease for a term of 5 years at a rental of £20,000 per annum, exclusive of rates, payable quarterly in advance.

Purchase Price

£260,000 is required for the freehold interest in the property with vacant possession.

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