



FOR SALE 5 - 7 FAZAKERLEY STREET CHORLEY PR7 1BG

Town centre former licensed premises arranged over two floors extending to 2,430 ft² / 226 m² plus basement

- Completely re-built in 1999/2000 to a high standard
- Previously used as a restaurant/wine bar, coffee shop and music venue
- Council consent has been obtained in the past for an external seating area

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

01772 652652

Location

Situated within the heart of Chorley town centre in the main pedestrianised retailing area linking Market Street to Chorley's indoor market and the town's main shopping centre, Market Walks.

Adjacent occupiers include Betfred, Santander, Nationwide and Subway.

Description

A substantial town centre property purpose built for wine bar use and subsequently operated as a coffee shop and licensed music venue.

Arranged over ground and first floors together with basement and accessible attic area.

Fully DDA compliant and meeting all regulations in terms of fire exits, emergency lighting etc.

Accommodation

The property has the following net usable areas:

Ground floor:	1,580 ft ²
First floor:	850 ft ²
Basement:	970 ft ²

The ground floor provides public bar area and disabled WC, with further bar/lounge areas to the first floor together with male and female WCs.

The basement has historically been used as a kitchen, preparation room and beer cellar. A loft ladder provides access to a usable storage facility within the attic with full natural light.

EPC

The Energy Performance Asset rating is Band B50. A full copy of the EPC is available at www.epcregister.com.

Assessment

We are verbally advised by Chorley Borough Council as follows:

Rateable Value: £31,750

Rates Payable 2022/2023: 49.9 p in the £

Services

All main services are connected and the property has the benefit of gas fired central heating and burglar alarm system.

The services have not been tested and no warranties are offered.

Planning

The property has enjoyed A3 planning consent for food and drink but is considered suitable for a wide variety of retail or office uses.

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

Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

Price

Offers around £300,000 plus VAT are invited for the freehold interest with vacant possession.

Viewing

Strictly by appointment through the joint agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk
or Peter E Gilkes & Co; Tel: 01257 266999;
email info@peteregilkes.co.uk