



## **TO LET 91 COLLINGWOOD ROAD CHORLEY PR7 2PT**

825 ft<sup>2</sup> / 77 m<sup>2</sup> Ground floor lock-up sales shop premises

- Forming part of a neighbourhood shopping parade with customer car park to the rear
- Adjacent users include Chinese fish and chips, convenience store with newsagent and Italian takeaway
- Fitted to a high standard throughout and ready for immediate occupation

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

Prominently situated on Collingwood Road within a popular and attractive private residential neighbourhood.

Ample customer car parking is available to the rear of the property.

### **Description**

A purpose built ground floor lock-up sales shop property with customer car parking to the rear.

The property is well appointed throughout and has the benefit of a quality ceramic tiled floor to the sales area.

### **Accommodation**

Internal width 19'3 with an overall depth of 42'10.

The sales area incorporates a small partitioned room.

To the rear there is a kitchen, store room and WC facilities.

### **Assessment**

The premises are entered on the rating list at a rateable value of £8,700.

Rates payable 2026/2027: 38.2p in the £

100% small business rate relief may be available. Prospective tenants are advised to make their own enquiries of Chorley Borough Council.

### **Services**

Mains electricity and water are connected and the property has the benefit of gas fired central heating.

### **Planning**

The premises are suitable for a wide variety of uses within Class E.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 505452.

### **Lease**

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

The lease shall be upon full repairing and insuring terms.

### **Rental**

£150 per week (£7,800 per annum), exclusive of rates, payable quarterly in advance by standing order.

### **Legal Costs**

Each party is to be responsible for its own legal costs involved in the transaction.

### **EPC**

A copy of the EPC is available from the agent's office.

### **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)