

**FOR SALE 16 – 18 HIGH STREET CHORLEY PR7 1DN
(ALSO KNOWN AS UNITS 1 & 2 RIGBY WALK)**

Investment property producing £22,500 per annum plus VAT let to Countrywide Estate Agents

- Town centre trading position opposite large public car park
- Substantial property re-built a number of years ago to a high specification
- Let to Countrywide Estate Agents t/a Bridgfords who have been in occupation since 2007

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

01772 652652

Location

Prominently situated on the corner of High Street and Market Place in the heart of Chorley Town Centre opposite a large public car park.

Description

A two storey property providing ground floor sales shop together with offices at first floor level fitted to a good standard throughout.

Accommodation

The net internal area extends to approximately 1,336 sq ft.

Assessment

The property is entered on the Rating List at a Rateable Value of £18,750

Rates Payable 2024/2025: 49.9 p in the £

Tenure

The property is held freehold.

Money Laundering

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

EPC

A copy of the EPC will be made available at the agent's office. The EPC rating is B43.

A full copy of the EPC is available at www.epcregister.com

Rental Income

The property is subject to a 5 year lease from March 2023 at a rental of £22,500 per annum plus VAT.

The lease provides for Countrywide Estate Agents to contribute 24.47% towards external repairs and insurance for the development known as Rigby Walk.

The majority of the development has now been sold off and 16-18 High Street is now the only property left in the vendor's ownership, however Countrywide's responsibility for external repairs is still restricted to 24.47% of total expenditure.

Purchase Price

We are instructed to invite offers around £250,000 plus VAT for the freehold interest subject to the lease to Countrywide Estate Agents.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

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