

180 Devonshire Road, Chorley, PR7 2DR



FOR SALE

Use - Office, Retail, Miscellaneous

Size - 1,037 Sq ft

Price - Offers in the region of £150,000.

- Former Pharmacy Premises With Redevelopment Potential Subject To Planning Permission
- Prominent location
- Established mixed use area surrounded by residential and commercial uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

180 Devonshire Road, Chorley, PR7 2DR

Location

The property is situated in a mixed use area of residential, retail and commercial property on the edge of Chorley town centre.

Description

The property comprises a former pharmacy premises extending to approximately 1,037 sq.ft.

It is of mainly brick built wall construction under a part flat and part pitched roof.

Internally it provides a retail area with consulting room together with preparation room, small office, w.c and kitchen facilities.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Sales Area/Consulting Room	444 sq.ft
Preparation Area	427 sq.ft
Kitchen/W.c	126 sq.ft
Office/Store	40 sq.ft
TOTAL	1,037 sq.ft

Price

Offers in the region of £150,000.

Tenure

To be confirmed but understood to be freehold.

Rating

The property has a rateable value of £7,900 and therefore eligible businesses will be able to claim small business rates relief, further details are available on request.

EPC

Available on request

VAT

Not applicable

Services

It is understood that all mains services are connected to the property, with the exception of gas.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

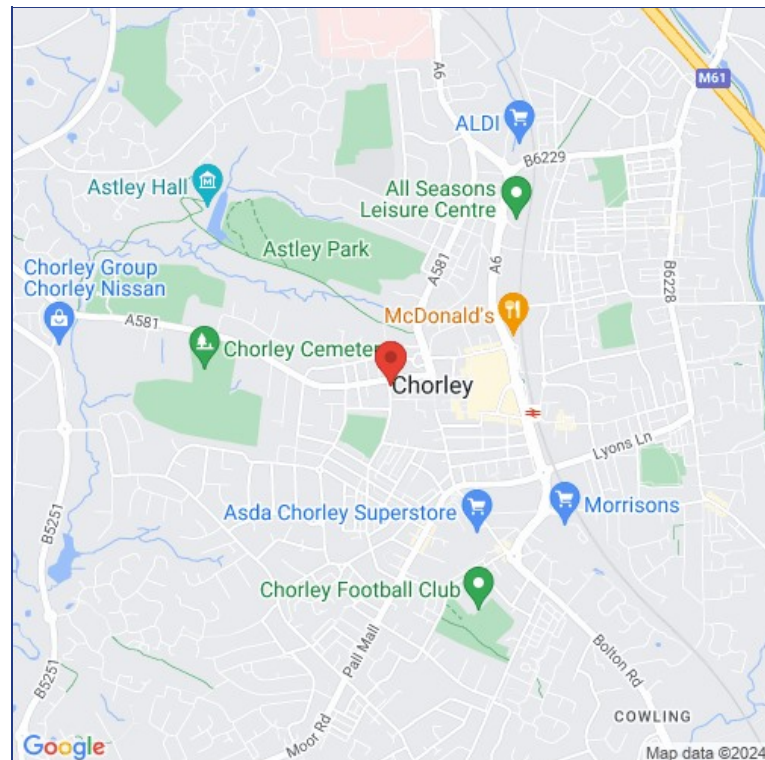
Tel: 01254 699 030

or

Martin Stringer

Madison Commercial

Tel 0161-877 1660



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.