

180 Devonshire Road, Chorley, PR7 2DR

**FOR
SALE**



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

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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

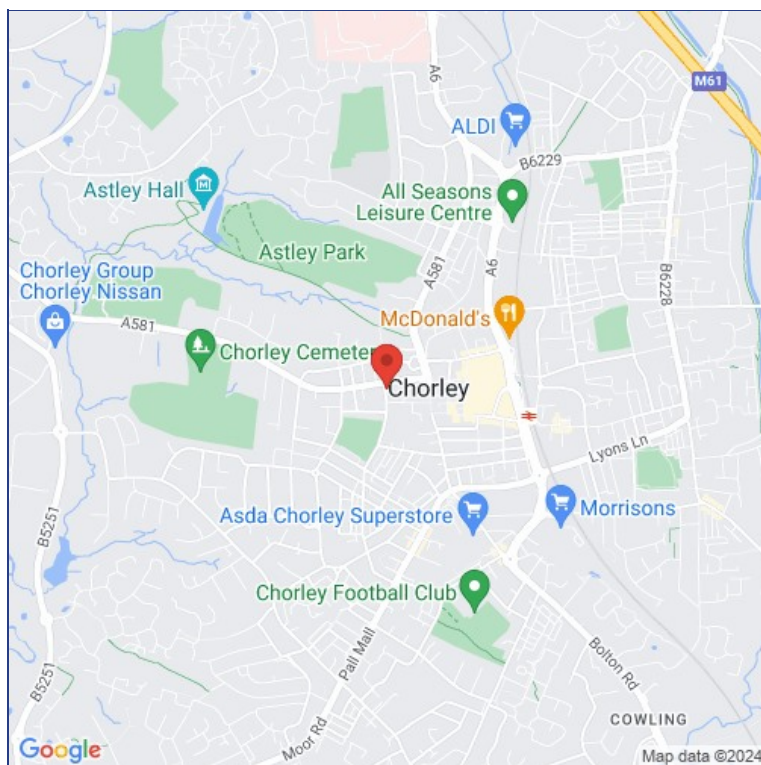
Tel: 01254 699 030

or

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