

30-32 Chapel Street, Chorley, PR7 1BW



FOR SALE or TO LET

Use - Retail

Size - 4,141 Sq ft

Rent - £45,000 per annum plus VAT

Price - Offer in the region of £495,000
plus VAT

- Modern Two-Storey Retail Premises
- Close to Chorley market and the main shopping centre
- Parking within the vicinity
- Prominent location in the town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Telephone: 01257 204900

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Location

The property is situated on the pedestrianised section of Chapel Street in the centre of Chorley surrounded by a number of local, regional and national retailers.

Chorley town centre has undergone significant regeneration in the last few years with construction of a new retail extension housing Marks and Spencer, Sports Direct and Reel Cinemas. In addition the centre has seen an influx of leisure and restaurant uses.

Description

The property comprises a two-storey retail premises until recently occupied by Quality Save.

It is of brick built construction under a pitched slate roof.

The ground floor provides predominantly open plan retail accommodation with ancillary storage to the rear and the first floor providing additional storage, w/c facilities, canteen and managers office. There is a goods lift between the two floors.

Accommodation

We have calculated the floor areas to be as follows:

Gross Frontage	31 feet
Net Frontage	25 feet
Internal Width (Front)	30 feet
Shop Depth	84 feet
Ground Floor Total	2,314 sq.ft
First Floor Ancillary	1,827 sq.ft
Total	4,141 sq.ft

Price

Offer in the region of £495,000 plus VAT

Tenure

Understood to be freehold.

Rental

£45,000 per annum plus VAT

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

Deposit

In respect of the leasehold transaction a deposit will be required. Further details are available on request.

Legal Costs

In respect of the leasehold transaction the incoming tenant will be responsible for the landlords reasonable legal costs.

Rating

The property has a current rateable value of £28,500 with rates payable expected to be in the region of £14,250.

EPC

The property has an EPC rating of C(51). See link <https://find-energy-certificate.service.gov.uk/energy-certificate/6606-7729-1274-3387-5836>

VAT

VAT may be charged at the prevailing rate on figures in these particulars.

Availability

The property is available for immediate occupation.

Services

With the exception of gas all mains services are available to the property.

Planning

The property has been used as a retail shop for a number of years and therefore it is understood that most retail uses will be considered by the planners.

It is recommended that interested parties contact Chorley Borough Council to discuss their proposed use in greater detail.

Viewing

Strictly via agents

Taylor Weaver

Neil Weaver MRICS

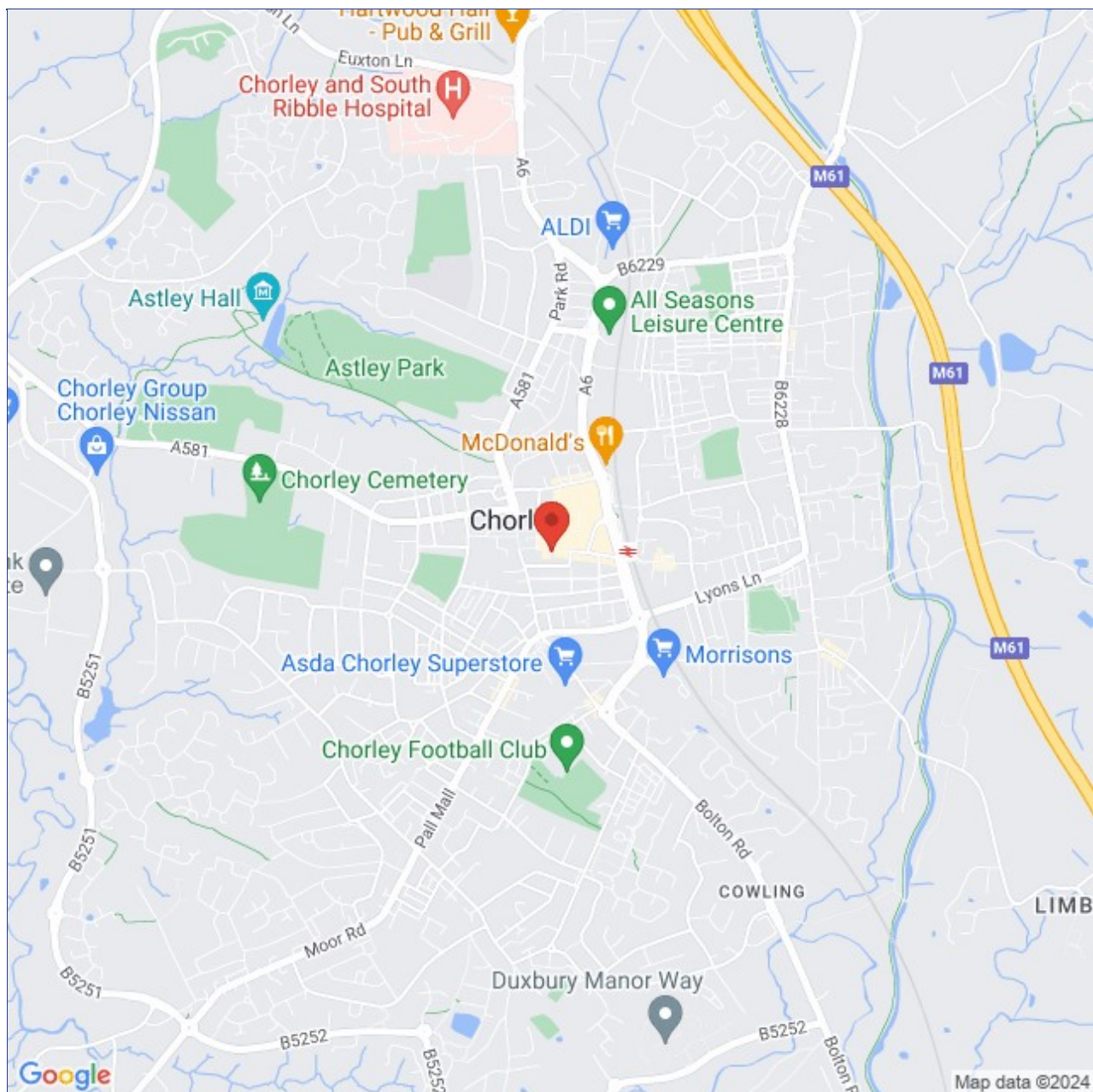
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