

68-70 Pall Mall, Chorley, PR7 2LE



TO LET

Use - Retail

Size - 963 Sq ft

Rent - £12,000 per annum

- Ground Floor Retail Premises
- Prominent Location on Pall Mall
- Suitable for a variety of uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated on Pall Mall on the edge of Chorley Town Centre. The property is located less than half a mile walk from Chorley's main market area and shops.

Surrounding retailers include The Salvation Army, William Hill, Ladbrooks and Asda Superstore.

Description

The property comprises a double fronted mid parade ground floor retail unit constructed of brick walls under a pitched slate roof.

Internally the property benefits from a suspended ceiling, gas central heating with w/c and kitchen to the rear.

The property would suit a number of retail uses subject to the appropriate planning consent.

Accommodation

We have calculated that the net internal area of the property is 963 sq.ft.

Rental

£12,000 per annum

Lease Terms

The property is available to lease for a minimum period of 3 years on full repairing and insuring terms on the area of occupation

Service Charge

A service charge is levied on occupiers of the building to cover external maintenance and management

Deposit

Subject to tenant status a deposit equating to a minimum of 3 months will be required.

Rating

The property have the following Rateable Values

68 - £4,750

70 - £5,200

It is anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Each Party to be responsible for their own legal costs.

Services

It is understood that all main services are connected to the premises.

EPC

An EPC is available on request

Viewing

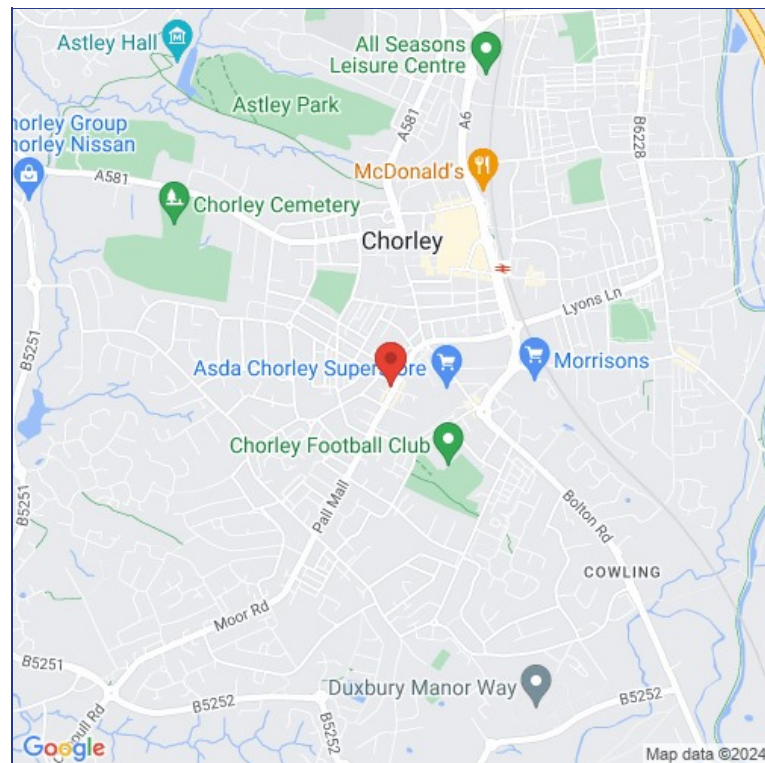
Strictly through agents

Taylor Weaver

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