

Brighton Street, Chorley, PR6 0SH



FOR SALE

Use - Industrial

Size - 1,541 Sq ft

Price - Offers in excess of £150,000

- Good Quality Industrial/Trade Counter/Warehouse Unit
- Close to Chorley town centre
- Reasonable access to the national motorway network
- Rarely available freehold opportunity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Brighton Street, Chorley, PR6 0SH

Location

The property is situated on Brighton Street just off Lyons Lane approximately half a mile from Chorley town centre. Junction 8 of the M61 motorway is approximately 2 miles from the property.

Description

The property comprises a good quality industrial/trade counter/warehouse unit extending to 1,541 sq.ft.

It is of brick/blockwork wall construction under a pitched insulated steel profile roof incorporating clear panels.

The property has a roller shutter door together with personnel door to the gable elevation fronting Brighton Street.

It has the benefit of a concrete floor, LED lighting trade counter with ancillary kitchen and w/c facilities to the rear.

Accommodation

The gross internal area of the premises is 1,541 sq.ft.

Price

Offers in excess of £150,000

Tenure

Understood to be freehold.

Rating

The property has a ratable value of £3,500 which would suggest that eligible businesses would be able to claim small business rates relief.

EPC

An EPC is available on request.

Planning

Interested parties are recommended to contact the planning department at Chorley Council to discuss proposed uses.

VAT

To be confirmed.

Services

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

Money Laundering Regulations

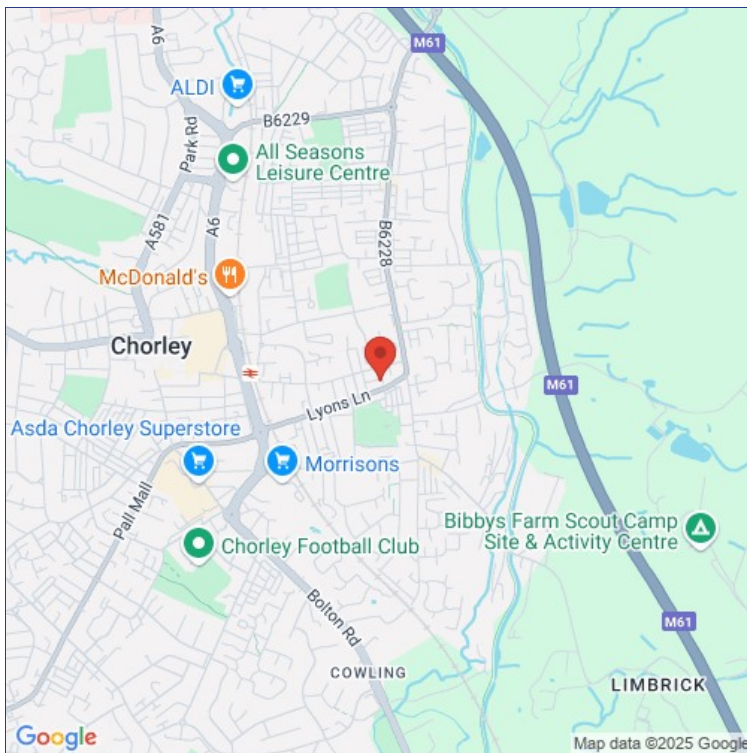
Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Viewing

Strictly through sole agent Taylor Weaver
Neil Weaver MRICS
Telephone: 01257 204900

Brighton Street, Chorley, PR6 0SH



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.