

35 Chapel Street, Chorley PR7 1BU

town centre retail premises
106.21 SQM (1,142 SQFT)

to let



£10,000 per annum

- Prominent town centre position within pedestrianised shopping area
- Well proportioned open plan retail space with ample 1st floor storage
- Excellent reloading facilities

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10 Beecham Court, Wigan. WN3 6PR

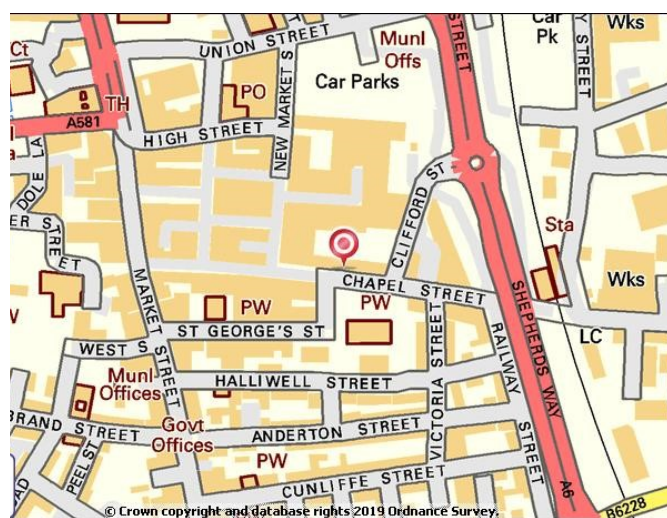
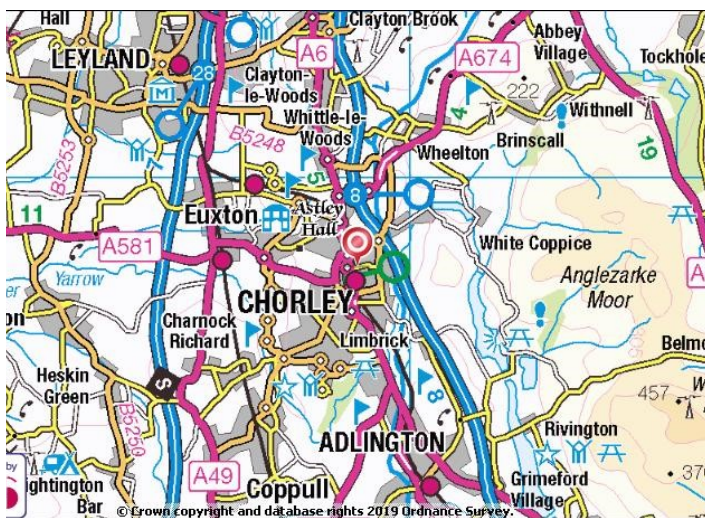
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Location

The subject property is prominently situated on the pedestrianised area of Chapel Street in the heart of Chorley town centre. Close by occupiers include H Samuel, Clarks, WH Smiths and New Look as well as numerous niche retailers and business service offers.

Description

The subject comprises a two store pavement fronting property offering well proportioned open plan retail space at ground floor together with open plan 1st floor storage plus WC and kitchen.

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

The following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Retail Area	63.03	678
FF Storage	43.13	464

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£15,250	£7,487.75 p.a.

Tenure

The premises are available to let on a full repairing and insuring lease basis for a term of years to be negotiated. A deposit will be requested.

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Planning

The premises have previously been used as a retail shop and it is therefore considered suitable for ongoing retail uses or similar alternative uses subject to the necessary planning consents. Prospective tenants are advised to make their own enquiries to the Local Planning department on 01257 515221.

Rental

£10,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Rating of E-118. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

April 2019
Ref: AG0445

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