



**RETAIL
INVESTMENT**

FOR SALE

**5-7 New Market
Street,
Chorley
PR7 1DB**

LOCATION

The property occupies a prime position on New Market Street directly opposite the entrance to market walk Shopping Centre and only a short distance from the main town centre car park. Nearby occupiers include Booths Supermarket, First Choice, H. Samuel and Superdrug.

DESCRIPTION

The prominent corner unit provides retail area to the ground floor with frontages to both New Market Street and Market Place with ancillary accommodation to basement and two upper floors.

FLOOR AREAS

Ground Floor	2,555 sq ft	(237.63 sq m)
Basement	1,100 sq ft	(92.90 sq m)
First Floor	2,100 sq ft	(195.09 sq m)
Second Floor	2,295 sq ft	(213.20 sq m)

LEASE

The property is let to Caversham Trading Ltd for a term expiring on 14th July 2023 on full repairing and insuring terms at a rent of £45,000 per annum.

SALE PRICE

£550,000

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

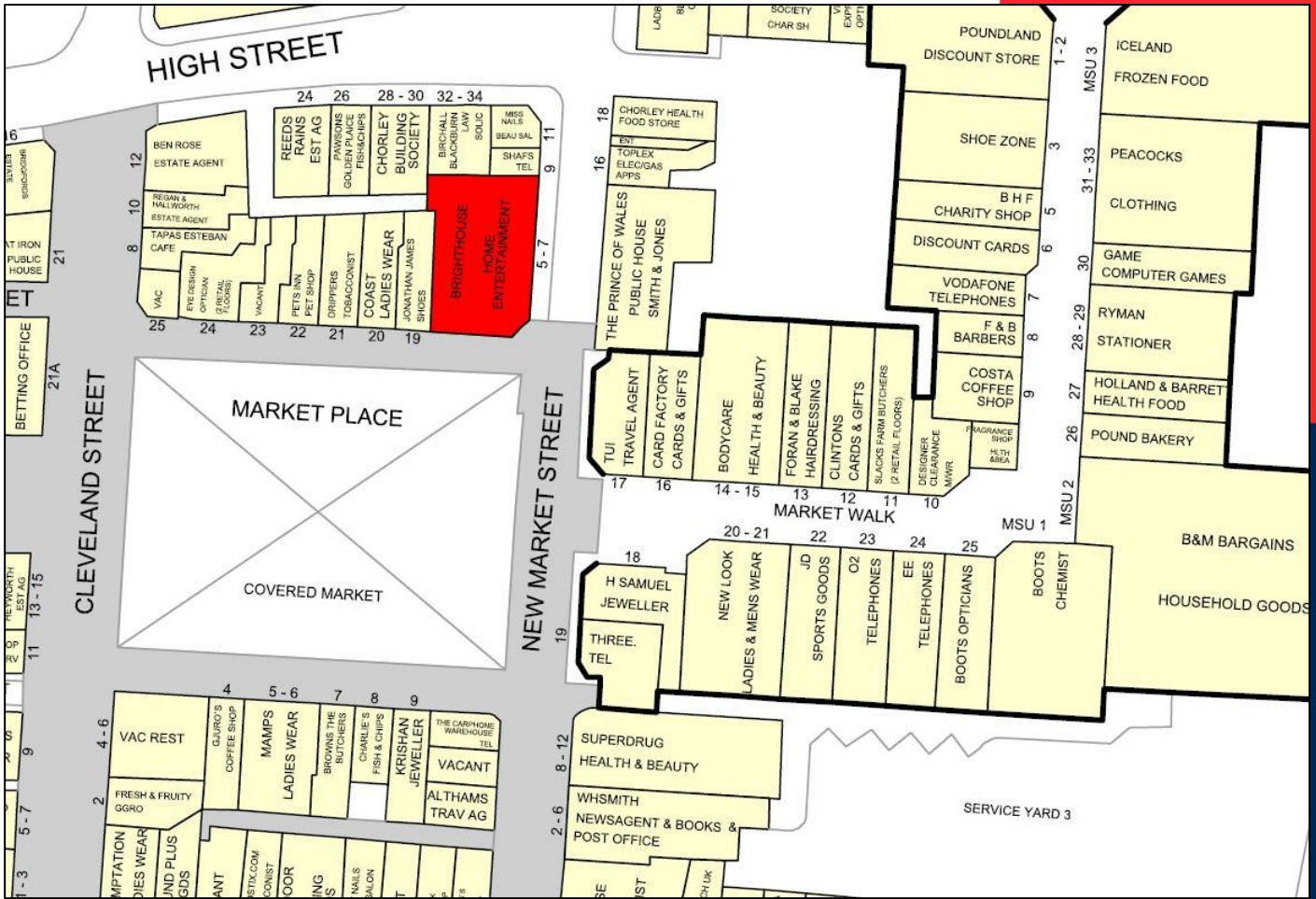
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**ROBERT
PINKUS**

& CO

RETAIL GOAD PLAN



For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
Preston PR1 8BU

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Energy Performance Certificate HM Government
Non-Domestic Building

Brighthouse
New Market Street
CHORLEY
PR7 1DB

Certificate Reference Number: 9532-3049-0970-0600-0295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+	0-10
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO₂ emissions

272 This is how energy efficient the building is.

Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	46 If newly built
Total useful floor area (m ²): 804	124 If typical of the existing stock
Assessment Level: 3	
Building emission rate (kgCO ₂ /m ² per year): 190.67	
Primary energy use (kWh/m ² per year): Not available	

ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT