

For Sale

56 Market Street, Chorley PR7 2SD

Jennifer Mallon

T: 0151 471 6714

jennifer.mallon@avisonyoung.com

Subject to Contract



Description

The subject property is situated on Market Street, Chorley.

The property was most recently utilised as a bank and extends over basement, ground, first and second floors. The property benefits from a large surface car park to the rear. Nearby occupiers include Argos, Iceland and William Hill.

Accommodation

The property provides the following approximate floor areas:

| Floor Areas | Sq m | Sq ft |
|--------------|------------|--------------|
| Basement | 145.70 | 1,568 |
| Ground Floor | 321.30 | 3,458 |
| First Floor | 140.10 | 1,508 |
| Second Floor | 145.90 | 1,570 |
| Total | 753 | 8,105 |

Tenure

We are advised the premises are held freehold.

Guide Price

Offers in excess of £295,000.

The property will be sold by informal tender post viewing day which will be organised in due course.

Business Rates

Rateable Value: £53,000

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

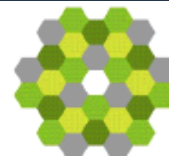
VAT

VAT, if applicable will be charged at the standard rate.

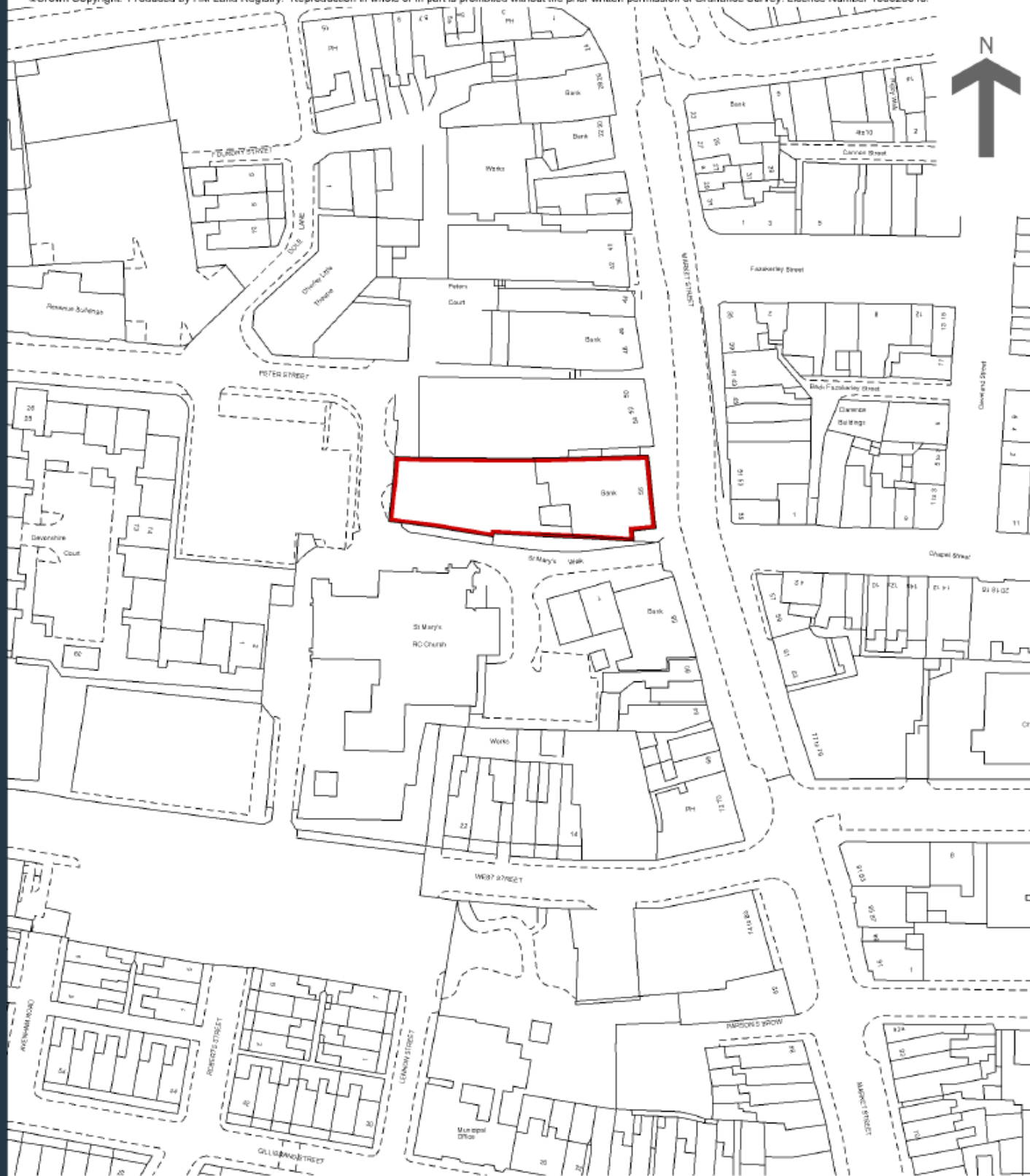
HM Land Registry

Official copy of title plan

Title number **LAN114682**
 Ordnance Survey map reference **SD5817NW**
 Scale **1:1250**
 Administrative area **Lancashire : Chorley**



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Avison Young

No.4 St Pauls Square, Old Hall Street, Liverpool, L3 9SJ

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