



## RETAIL UNIT TO LET

### Location

The subject property is situated within Market Walk Shopping Centre in Chorley town centre.

### Description

The unit occupies a highly prominent location in between Vodafone and Costa Coffee and opposite Ryman and Game. Other retailers trading in the vicinity include B&M Bargains, Peacocks, Bodycare, WH Smith and Boots.

### Schedule of Accommodation

The premises are arranged over the ground floor only providing the following approximate dimensions and net internal floor area:-

<b>Ground Floor Sales</b>	60.38 Sq M	( 650 Sq Ft )
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### Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

£27,500 per annum exclusive.

A service charge is payable on these premises. Further information is available upon request.

### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £32,000  
UBR (2016/17) 49.7p  
Rates Payable (2016/17) £15,904

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

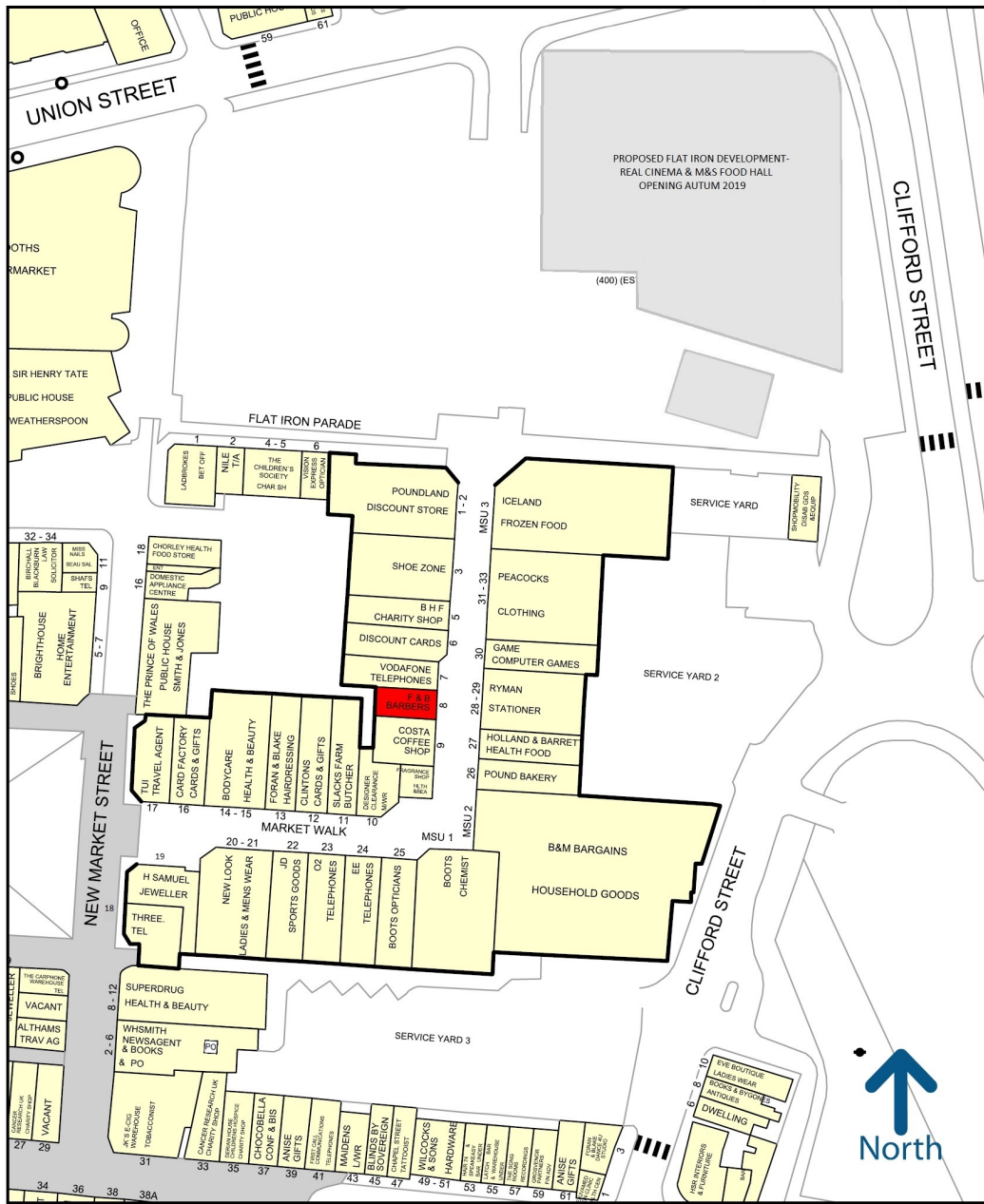
For further information and viewing arrangements please contact:

**Tim Letts**  
0161 242 8068  
tletts@lsh.co.uk

**Joint Agent - Knight Frank**  
020 7629 8171

**0161 228  
6411**  
**www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



Experian Goad Plan Created: 06/08/2018  
Created By: Lambert Smith Hampton



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