

PRIME SHOP TO LET/FOR SALE

1 NEW MARKET STREET CHORLEY PR7 1BY

LOCATION

The historic market town of Chorley has a population of 35,000 persons and is well located between the M6 and M61 motorways.

The town is located approximately 8 miles south east of Preston, 10 miles north west of Bolton and 20 miles north west of Manchester.

SITUATION

The shop has a prime location on pedestrianised New Market Street, directly opposite Superdrug and WH Smith and adjoining the new Althams Travel. The town's bustling market and Market Walk Shopping Centre are close by.

The shopping centre is presently undergoing a £12m extension with new occupiers including an M&S Simply Foods and a Reel Cinema.

The shop is indicated on the attached street traders plan.

DESCRIPTION

The shop has a good ground floor sales area with first floor storage and staff accommodation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.43m	21'1"
Internal Width	6.02m	19'9"
Shop Depth	9.35m	30'8"
GF Sales	47.00 sq.m.	506 sq.ft.
FF Storage & Staff	25.55 sq.m.	275 sq.ft.



LEASE

The property is available on a new FRI lease for a term of years to be negotiated, subject to rent review at a rent of **£20,000 per annum exclusive**.

SALE

The property is available on a freehold basis, with vacant possession, at offers in the region of **£225,000** subject to contract.

RATES

We understand the property is assessed as follows:-

Rateable Value	£18,500
Approx. Rates Payable	£ 9,120

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT

LEGAL COSTS

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

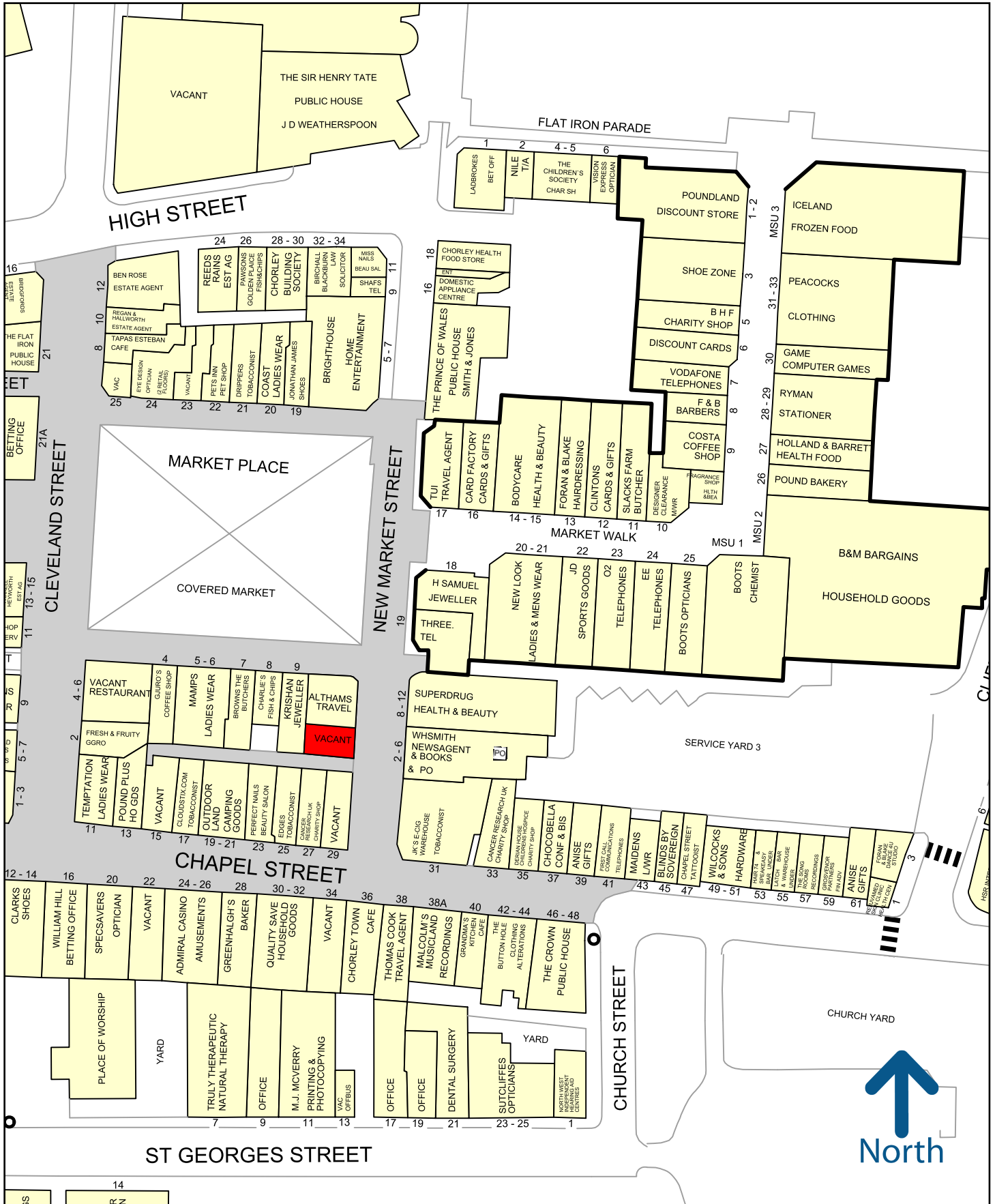
VIEWING

By appointment with the sole agents Brackenridge Hanson Tate:-

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

SUBJECT TO CONTRACT
Details prepared: 23 Jan 2019

address. 6 Lisbon Square, Leeds, LS1 4LY
tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



50 metres

Experian Goad Plan Created: 22/01/2019
Created By: Brackenridge Hanson Tate