

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**FOR
SALE**



MIXED USE INVESTMENT OPPORTUNITY

**115/117 Market Street
Chorley
PR7 2SQ**

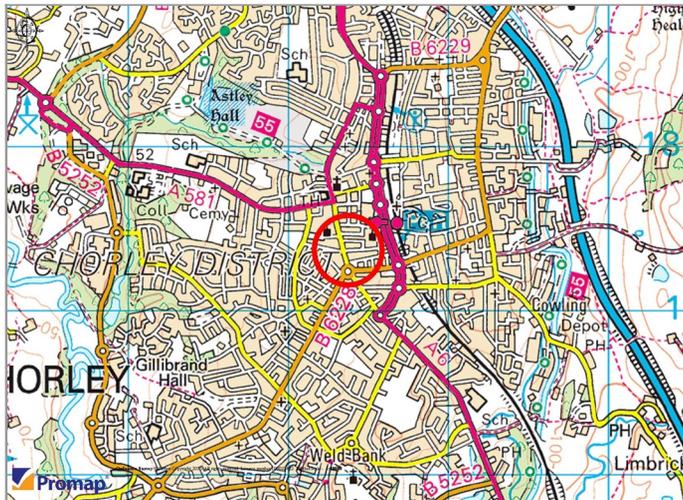
- Prominent town centre situation
- Asset management possibilities
- Development potential

01772 883388

www.eckersleyproperty.co.uk

Starkie Court
13 Starkie Street
Preston
Lancashire
PR1 3LU

T | 01772 883388
F | 01772 881602
E | all@eckersleyproperty.co.uk



Location

The property is situated fronting Market Street in the centre of Chorley between its' junction with Anderton Street and Cunniffe Street.

Description

The property comprises a three-storey mid/end terraced building of traditional brickwork construction beneath a pitched slate roof covering. The property provides two ground floor lock-up retail units together with independent separately accessed apartments over first and second floor levels.

Internally, the retail units are self-contained benefiting from open plan sales areas to the first and ancillary accommodation to the rear incorporating WC facilities.

The upper floors are accessed via independent entrances to the rear of the building with each apartment comprising kitchen and living space, bathroom and two bedrooms.

Externally to the rear is an area of land extending to approximately 0.25 acres, which is accessed primarily from Anderton Street. The land presently accommodates 23 no. car parking spaces, 15 no. garages and a lean-to building.

Planning

We believe that the two ground floor shops benefit from an existing use within Class A1 (retail shops) of the Use Classes Order 2010. The upper floors will have a use within Class C3 (dwelling houses).

Interested parties should make their own investigations of Chorley Borough Council planning department (tel. 01257 515282).

Tenant Information

115 Market Street

Let on a 3 year lease from 16 February 2015 to Frumist Limited with a passing rental of £6,000. The lease provides for a tenant break option after 1 year.

117 Market Street

A new lease has recently been completed with the longstanding tenant, Townsend Music Limited, for a new 3 year term at an annual rental of £6,000 with effect from 1 December 2015. The lease will provide for a tenant break after the first year.

115a Market Street

Let on an Assured Shorthold Tenancy dated 17 June 2013 at a rental of £400 per calendar month [equating to £4,800 per annum].

117a Market Street

Also let on an Assured Shorthold Tenancy dated 1 September 2012 at a monthly rent of £400 [equating to £4,800 per annum].

Car Parking Spaces

All the above tenants have the ability to each park at least one vehicle on site in addition to the contract car parking spaces detailed below.

23 no. car parking spaces let on quarterly tenancy agreements currently generating £4,600 per annum.

Garages

15 no. garages let by way of quarterly tenancy agreements generating a total current annual rental of £2,280.

Tenure

We understand that the tenure of the property is freehold.

Asking Price

Offers in excess of £350,000.

Energy Performance Certificates

Address	EPC Nos.
115 Market St	9381-3078-0651-0100-8625
117 Market St	9961-3018-0551-0000-3825
115a Market St	8085-7728-3250-1883-0922
117a Market St	8003-3733-5829-3227-2853

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each part to be responsible for their own costs incurred in this transaction.

VAT

All prices are quoted exclusive of, but may be subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents, **Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk