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**FOR SALE
(MAY LET)**



ATTRACTIVE RETAIL UNIT

58.7 m² (631 ft²)

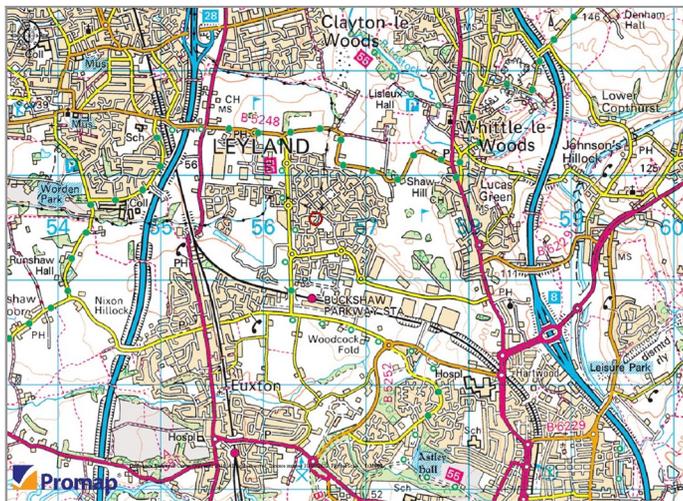
20 Main Square
Buckshaw Village
Chorley
PR7 7AR

- Village centre location
- Ground floor lock-up premises
- Well-fitted internally
- Recently reduced

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Location

The property is situated fronting Main Square in the heart of Buckshaw Village. Main Square is the most established commercial location in the vicinity with nearby occupiers including a hairdresser, village convenience store, chiropractors and pharmacy.

Further afield at Buckshaw, the development encompasses a primary school, health centre, community village and retirement village together with a local centre anchored by a Tesco Superstore all of which serve the residential population of approximately 3,000 homes together with the extensive range of commercial occupiers in the locality.

You are referred to the location plan above.

Description

The premises comprise a ground floor lock-up retail unit which provide predominantly open plan sales accommodation together with kitchen and WC facilities to the rear.

The unit is well presented internally benefiting from a tiled floor covering throughout and being decorated to a good standard. We understand that mains service connections to water, electricity and drains are available to the unit.

Externally, the premises benefit from a designated car parking space to the rear together with use of the communal parking areas to the front of the property.

Accommodation

The premises extend to an approximate net internal floor area of 58.65 m² (631 ft²).

Rating Assessment

The premises have a Rateable Value of £5,600. Some occupiers may be eligible for small business rates relief so should make their own enquiries of Chorley Borough Council (tel. 01257 515151)

Planning

The unit benefits from a planning permission within Class A1 of the Use Classes Order 2010. Interested parties should, however, make their own investigations of the local planning authority, Chorley Borough Council (tel. 01257 515221).

Tenure

The long leasehold interest in the property is available for sale. The premises are held by way of a 155 year lease with effect from 1 January 2003 at a passing rental of £150 p.a.

Alternatively, the premises are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

It is understood that there is a service charge contribution payable by all occupiers towards the maintenance and upkeep of the common areas at Buckshaw Village.

Asking Price

£125,000.

Asking Rental

Offers in the region of £11,750 per annum.

Photographs and Plans

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

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

20, Main Square
 Buckshaw Village
 CHORLEY
 PR7 7AR

Certificate Reference Number:
 0698-0929-9930-2700-7003

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 67
 Building complexity (NBS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

53 If newly built
69 If typical of the existing stock

VAT

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

Legal Costs

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

Viewing

For further information, via the sole agents, Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk



Regulated By RICS

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