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TO LET



ATTRACTIVE RETAIL PREMISES

86.4 m² (930.4 ft²)

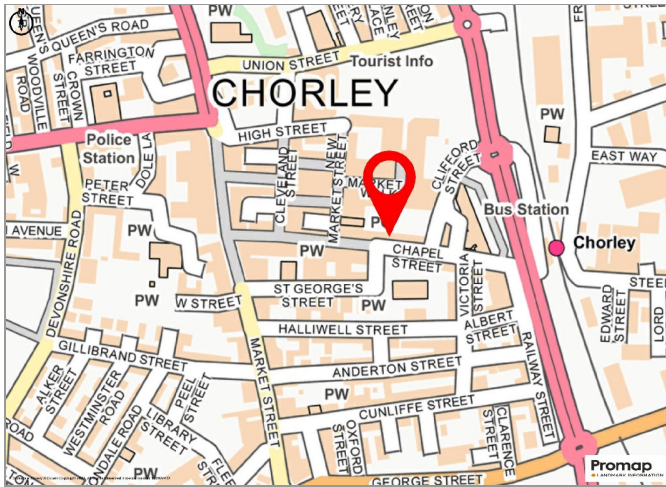
45 Chapel Street
Chorley
PR7 1BU

- Accessible Town Centre Location
- Extensive Retail Accommodation
- Suitable For A Variety Of Uses (stp)

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Location

The premises are situated in a prominent location fronting Chapel Street, close to its junction with Church Street, on the fringe of the main retail core of Chorley town centre. The location benefits from being very accessible with the town's main bus and railway stations being located within a short walk.

Neighbouring occupiers include Maidens ladieswear, Wilcocks hardware, Anise Gifts and The Crown Public House.

Description

A two storey mid-terraced property of conventional brickwork construction beneath a pitched roof covering offering retail sales accommodation over both ground and first floors and benefiting from an attractive glazed shopfront.

Internally, the premises provide well presented open plan sales accommodation on the ground floor, which is currently sub-divided by way of a demountable partition, with further ancillary retail space as well as kitchen and WC facilities at first floor level.

Accommodation

The property extends to the following approximate Net Internal Areas (NIA):

	m ²	ft ²
Ground Floor	51.78	557.3
First Floor	34.66	373.1
Total NIA	86.44	930.4

Services

The property benefits from mains connections to electricity, gas, water and drainage supplies.

Rateable Value

The premises have a Rateable Value of £10,250..

Occupiers may therefore be eligible for small business rates relief depending on individual circumstances and interested parties should make their own enquiries of the Rating Authority, Chorley Borough Council (www.chorley.gov.uk).

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes Order) 1987 (As Amended).

Interested parties should make their own enquiries of the planning authority, Chorley Borough Council (www.chorley.gov.uk).

Tenure

The property is available as a whole by way of a new lease for a term of years to be agreed. The lease will be granted on an internal repairing basis with the tenant being liable for the shopfront, doors and windows of the premises and for reimbursing the Landlord for the buildings insurance premium.

Asking Rental

£14,000 per annum exclusive.

VAT

We understand that the rent is not currently subject to VAT.

Energy Performance Certificate

Energy performance certificate (EPC)		
45 CHAPEL STREET CHORLEY PR7 1BU	Energy rating C	Valid until: 3 May 2031
		Certificate number: 8133-7349-8706-4854-3849

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	106 square metres

Rules on letting this property

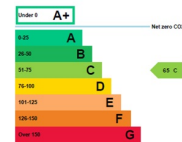
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Legal Costs

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

Photographs and Plans

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

All Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk