

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



PROMINENTLY SITUATED RETAIL PREMISES

178.5 m² (1,920.4 ft²)

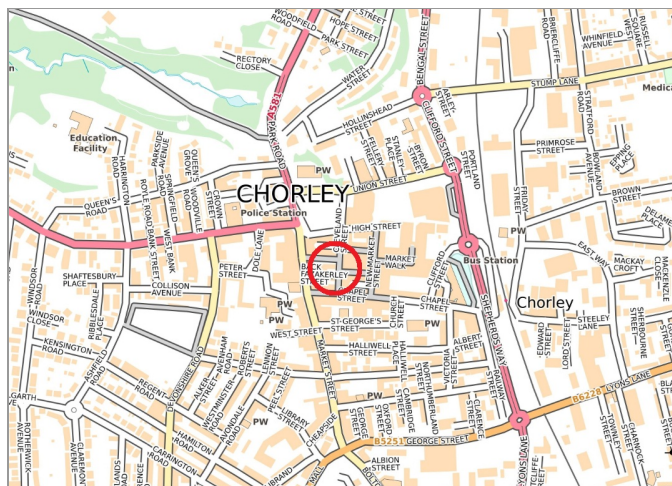
**1 Fazakerley Street
Chorley
PR7 1BG**

- Open Plan Sales Accommodation
- Would Suit A Variety Of Uses
- Accessible Town Centre Location

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET



Location

The property is located at the junction of Fazakerley Street with Market Street on the edge of the pedestrianised area in the centre of Chorley. Nearby occupiers include Chorley Travel Lounge, Nationwide Building Society, Santander, The Shed Bar and Bowens Pies.

Description

The premises comprise a prominent 2 storey corner terraced building of conventional brickwork construction with extensive glazed display windows to both Fazakerley Street and Market Street. Internally the building provides retail accommodation to the ground floor, ancillary accommodation on the first, together with kitchen and WC facility, and storage within the basement.

The ground and first floors benefit from plastered, painted walls, carpet floor coverings, a suspended ceiling with recessed spotlights to the ground floor and surfaced mounted strip lighting to the first floor. The basement is basic in nature but suitable for storage purposes.

Accommodation

The premises extend to the following approximate Net Internal Areas (NIA):

	m ²	ft ²
Ground Floor	50.28	541.2
1st Floor	51.70	555.5
Basement	76.52	823.7
Total NIA	178.5	1920.4

Services

It is understood the property has mains connections to electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £15,500.

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

Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking Rental

£18,000 per annum, exclusive.

Legal Costs

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

Energy Performance Certificate

1, Fazakerley Street CHORLEY PR1 1DU	Energy rating E	Valid until 3 October 2029
Property type A1/A2 Retail and Financial/Professional services		Certificate number 9006 6756 7938 4190 5193
Total floor area 238 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 E.		
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.		

VAT

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

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.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk