

To Let
£15,500 p.a. exclusive



Two Storey Town Centre Retail Premises

980 SQ FT (91.04 SQ M)

📍 5 CHAPEL STREET, CHORLEY, PR7 1BN

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominently located fronting Chapel Street
- Full refurbished two storey retail premises
- A short walk from Chorley Town Centre's main shopping area
- Directly located where the Chorley Market operates each Tuesday of the year
- A sought-after mixed-use location close to Chorley's popular and busy Indoor Market
- Within walking distance of Chorley Bus and Train Stations
- Ideal for various commercial (E-Class) applications
- Surrounding businesses include retail shops, hardware store, offices, pubs, bars, a cinema, restaurants, and cafes
- Ample customer car parking options available nearby
- New lease available under Tenant's Full Repairing & Insuring terms
- £15,500 per annum exclusive



LOCATION

The property is well located, prominently fronting Chapel Street, within Chorley Town Centre, situated within the town's main retail core. Surrounding occupiers include Specsavers, Clarks, Derrian House Children's Hospice and CeX, along with various independent establishments such as bars, pubs, takeaways, clothing stores, sandwich shops, and accessory retailers.

The Chorley Indoor Market is within walking distance, and the well-attended weekly Chorley Market, which takes place every Tuesday and Saturday, operates directly outside the property, contributing to significant foot traffic.

DESCRIPTION

The property features a prominent two storey mid-terrace premises situated in a prime retail location, with frontage upon Chapel Street.

The property is an attractive traditional building of masonry construction, set beneath a pitched roof covering. The accommodation within has undergone an extensive refurbishment and is arranged over ground and first floor levels.

On the ground floor, the property offers spacious retail accommodation with excellent display opportunities.

At first floor level, the property provides for ancillary areas, including storage, WC facilities and office.

There is a small external area to the rear.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	50.44	543
First Floor	40.6	437
Total	91.04	980

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring Lease for a minimum term of 3 years.

RENTAL

The Rental is £15,500 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS GRANTS

Occupiers may be eligible for a Business Grant from Chorley Council. Interested parties are to make their own enquiries direct with the council. Please visit <https://www.chorley.gov.uk/businessgrants> for further information.

USE

The property may suit a variety of uses. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,250 with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Chorley Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | BSc (Hons) Graduate Surveyor

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