

For Sale
Sold with
Vacant Possession



Two-Storey Town Centre Retail Premises

1,295 SQ FT (120.31 SQ M)

📍 15 CHAPEL STREET, CHORLEY, PR7 1BN

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Two-storey town centre retail premises
- Located on Chapel Street, within the main retail core in Chorley Town Centre
- Situated within a popular mixed-use location
- Walking distance from Chorley Bus & Train Stations
- May suit a range of uses (subject to planning permission)
- Nearby occupiers include Coffee House, Greenhalgh's The Bakers, Clarks, Admiral Casino, CEX and a range of independent retailers
- Held Freehold under Title Number LA774640
- Sold with Vacant Possession
- Offers in Excess of £199,995 exclusive



LOCATION

The property occupies a prominent position on the pedestrianised section of Chapel Street, at the heart of Chorley's established retail core. Located adjacent to the popular Chorley Market and within a vibrant mixed-use retail environment, the property benefits from strong pedestrian flows and excellent accessibility throughout the town centre.

The immediate area is well represented by a mix of national and independent occupiers, including Specsavers, Clarks, Greenhalgh's and Coffee House, as well as a number of independent retailers, creating an established and well-supported trading location.

DESCRIPTION

The property comprises a well-presented mid-terraced retail premises arranged over ground and first floors. Constructed in traditional masonry beneath a pitched slate roof, the property has been extended to the rear with both single and two-storey additions.

Currently occupied as a café, the ground floor provides attractive retail accommodation, with ancillary storage and preparation space located at first-floor level. The property provides flexible configured accommodation, which may suit a range of uses.

The property is maintained to a high standard throughout and features a full-width recessed display frontage with a centrally positioned pedestrian entrance.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	73.3	789
First Floor	47.01	506
Total	120.31	1,295

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. The accommodation benefits from its own supplies for both water and electricity.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

SALE PRICE

Offers in Excess of £199,995 exclusive, with vacant possession.

VAT

VAT is not applicable.

USE

E-Class (Commercial, Business & Service). The property may suit a range of uses - It is the responsibility of the proposed purchaser 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).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £15,250, with effect from 1st April 2026. Interested parties are advised to make their own enquiries with Chorley Council to clarify the rates payable for the property.

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.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of D(95). The certificate is valid until 3rd March 2030. A full copy of the Report is available upon request.

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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.

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