

For Sale



Town Centre Retail Premises

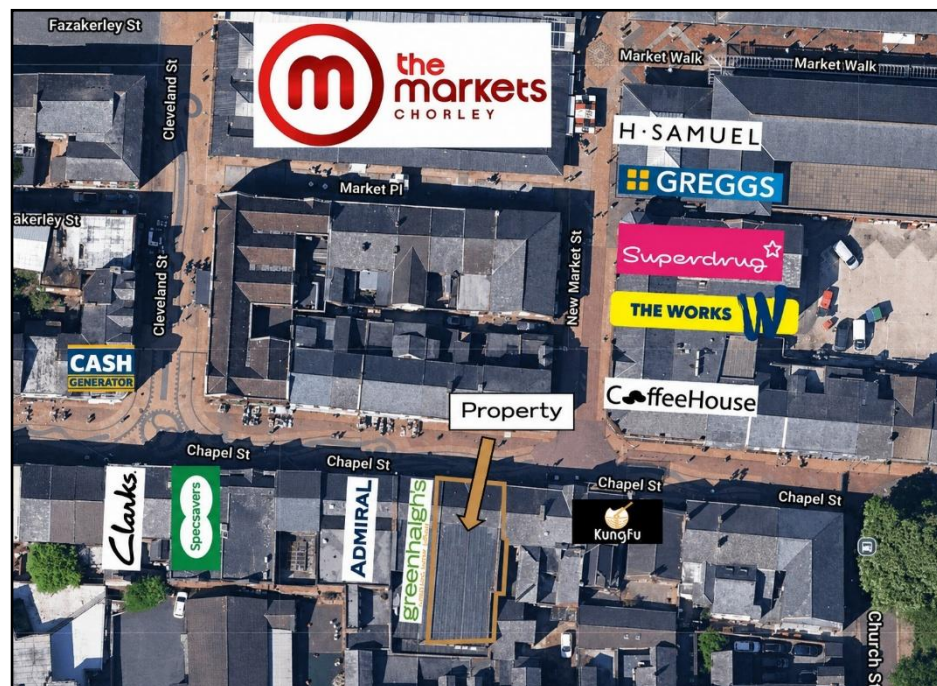
4,157 SQ FT (386.19 SQ M)

📍 30-32 CHAPEL STREET, CHORLEY, PR7 1BW

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Turner Westwell
Commercial Agents

KEY FEATURES

- Located prominently fronting Chapel Street, within the main retail core in Chorley Town Centre
- Situated within a popular mixed-use location close to Chorley Covered Market
- Walking distance from Chorley Bus & Train Stations
- Suitable for a range of commercial (E-Class) uses - may suit other uses (subject to planning permission)
- Nearby occupiers include Coffee House, Cancer Research, Greenhalgh's The Bakers, Greggs, Superdrug, The Works and Specsavers
- Ample parking available nearby
- May suit a range of uses and occupiers - subject to planning permission
- New lease on Tenant's Full Repairing & Insuring terms
- The property is held Freehold under Title Number LA679039
- Offers in the Region of £250,000, sold with vacant possession



LOCATION

The property is situated in a highly visible and easily accessible location at the centre of Chorley's primary retail district. It is positioned on the pedestrianised segment of Chapel Street within Chorley Town Centre, in a vibrant and diverse retail environment.

Nearby occupiers include Coffee House, Clarks, Greenhalghs The Bakers, Specsavers, CEX, along with several independent retailers. Additionally, the property lies close to the St. Georges Conservation Area and is located directly on the Chorley Market pitch, which operates every Tuesday and Saturday, covering the streets of Fazakerley Street, Chapel Street, New Market Street, Cleveland Street, Market Street and part of High Street. On Tuesdays, there are more than 150 independent stalls.

150 metres north of the property is the Flat Iron car park, which is surrounded by occupiers including M&S Foodhall, Booths, JD Wetherspoons and Anytime Fitness.

DESCRIPTION

The property comprises an attractive, two storey, purpose-built mid-terraced retail premises of traditional cavity brick construction, set beneath a part pitched and slated and part flat roof covering.

The accommodation is arranged over ground and first floors and provides for superb open-plan retail accommodation with extensive double glazed display frontage onto the busy Chapel Street.

At first floor level, the accommodation consists of good sized ancillary storage (or further retail space), offices and welfare facilities.

Loading to the property is from the rear via a communal service area and there is a goods lift serving the first floor stores (not tested).

The property benefits from 3-phase power supply and air-conditioning (not tested).

The property has recently been fitted with a new fire detection system and fire panel, along with new internal roller shutters.

The ground floor retail area has a minimum height to the suspended ceiling of 2.9 metres with a further void above.

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	218.69	2,354
First Floor	167.5	1,803
Total	386.19	4,157

SERVICES

The mains services connected to the property include electricity, water and mains drainage. 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 the Region of £250,000 exclusive. The property is to be sold with vacant possession.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £31,250, with effect from 1st April 2026. 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.

Interested parties are advised to clarify the rates payable direct with the Local Authority (Chorley Council).

LEGAL COSTS

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

USE/PLANNING

The premises fall under Class E use, allowing for a flexible range of commercial uses, including retail, office, medical, cafe/restaurant and other service-orientated activities. **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).**

EPC

The property has an current Energy Efficiency Rating of C(51). The certificate is valid until 28th June 2033. 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.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 daniel.westwell@turnerwestwell.co.uk



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