

To Let
£12,500 p.a. exclusive



Prominent Town Centre Self-Contained Studio/Office

2,015 SQ FT (187.19 SQ M) - MAY SUIT A RANGE OF USES

📍 FIRST FLOOR, 2-4 NEW MARKET STREET, CHORLEY, PR7 1BY

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Turner Westwell
Commercial Agents

KEY FEATURES

- Extensive town centre studio/office
- Located prominently at the corner of New Market Street and Chapel Street, within the main retail core of Chorley Town Centre
- Situated within a popular mixed-use location close to Chorley Covered Market
- Walking distance from Chorley Bus & Train Stations
- Existing layout is subdivided in part by stud-partitioning and is easily capable of re-configuration to suit requirements
- Suitable for a range of commercial (E-Class) uses - may suit other uses (subject to planning permission)
- Nearby occupiers include Coffee House, RSPCA, Greenhalgh's The Bakers, Greggs, Superdrug, Clarks, The Works and Specsavers
- Ample Long and Short Stay parking available nearby
- New lease on Tenant's Internal Repairing & Insuring terms
- £12,500 per annum exclusive



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, The Works, Superdrug, Greggs, Greenhalghs The Bakers, Specsavers, Clarks, along with several other 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 occupies a prominent corner position in the heart of Chorley Town Centre, directly above Coffee House offering strong visibility and accessibility. The property is of traditional brick construction beneath a pitched tiled roof.

The first floor is largely open plan and provides superb self-contained studio, office, or showroom space. The existing layout is subdivided in part by stud-partitioning and is easily capable of re-configuration to suit requirements. Access is gained from the Chapel Street elevation via a pedestrian entrance door and staircase. See Floor Plan below.

The property is suitable for a range of commercial (E-Class) uses - may suit other uses (subject to planning permission).

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
First Floor - Office, Studio or Showroom	187.19	2,015

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.

LEASE TERMS,

Available by way of a new Tenant's Internal Repairing & Insuring Lease on terms to be agreed.

RENTAL & VAT

The rental is £12,500 per annum exclusive.

VAT is applicable at the prevailing rate.

SERVICE CHARGE

The Tenant will contribute a nominal amount towards external maintenance and repairs.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. **Interested parties are advised to make their own enquiries with Chorley Council to clarify the rates payable.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE

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.

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(79). The certificate is valid until 19th February 2032. A full copy of the Report is available upon request.

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79 D

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.

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

VIEWINGS

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

Daniel Westwell | Director

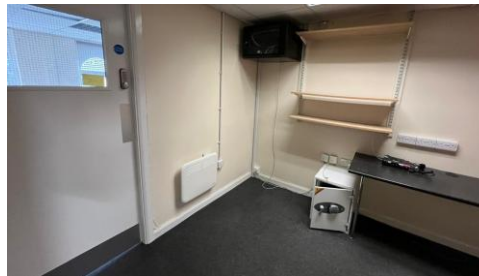
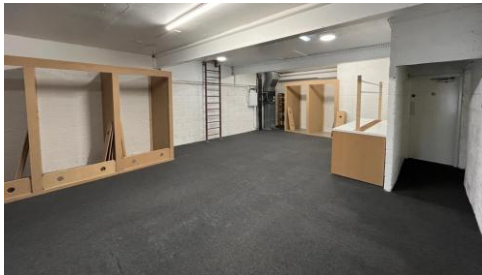
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

