



To Let
£23,500 p.a. exclusive

Double Fronted Two Storey Town Centre Retail Premises

2,033 SQ FT (188.87 SQ M)

📍 19-21 CHAPEL STREET, CHORLEY, PR7 1BN

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Turner Westwell
Commercial Agents

KEY FEATURES

- 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
- Suitable for a range of commercial (E-Class) uses
- Nearby occupiers include Coffee House, Greenhalgh's The Bakers, Clarks, Admiral Casino, CEX and a range of independent retailers
- Ample parking available nearby
- New lease on Tenant's Full Repairing & Insuring terms
- £23,500 per annum exclusive (no VAT)



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 mid-terraced, traditionally constructed two storey retail property set beneath a pitched and slated roof covering.

Internally, the accommodation, which extends to approximately 189.02 sq m (2,033 sq ft), is arranged over ground and first floor levels and provides for open plan retail at ground floor level, with the potential for retailing offices/storage at first floor.

The property is presented to a good standard throughout and is ready for internal occupation by the Tenant. Both WC and kitchen facilities are located at first floor level.

The property is a well-presented, traditional retail premises, however, may also suit alternative uses, such as professional office accommodation (professional services, such as accountant, mortgage advisor, etc).

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	117.7	1,267
First Floor	71.16	766
Total	188.87	2,033

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.

LEASE TERMS

Available by way of a new Tenant's Internal Repairing and Insuring lease for a term of years to be agreed, ideally a 5 year lease term.

RENTAL AND VAT

£23,500 per annum exclusive.

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £24,000, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable direct 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.

PLANNING/USE

E-class - commercial, business and service. May suit other uses (subject to planning permission). **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 to be 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.

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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BSc (Hons)

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Daniel Westwell | Director

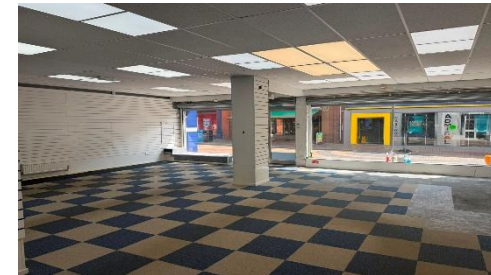
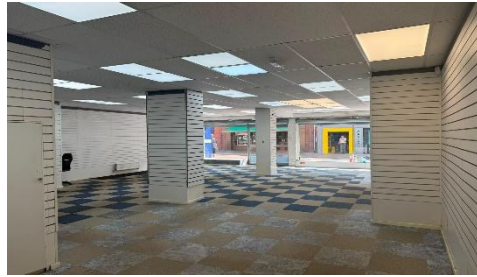
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending 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.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.