

Prominent Retail/Leisure Units

998 - 1,752 SQ FT (92.71 - 162.76 SQ M)

UNITS 2 & 4A, CHORLEY RETAIL PARK, GEORGE STREET, CHORLEY, PR7 2BN

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Turner Westwell
Commercial Agents

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KEY FEATURES

- Established retail park in a prominent town centre location.
- Two units available extending from 998 sq ft to 1,752 sq ft (GIA)
- Suitable for a variety of retail and leisure occupiers
- Class E planning consent (alternative uses considered, subject to planning)
- Adjacent to national occupiers including Wickes, Subway and KFC
- Excellent visibility from George Street (A6)
- High levels of passing vehicular traffic and customer footfall
- Excellent access to the M61 and M6 motorway network
- Extensive on-site customer parking
- Available for immediate occupation - subject to Tenant status
- Walking distance to Chorley Town Centre, Bus Station and Railway Station
- Flexible lease terms available, subject to negotiation
- Rent on Application



LOCATION

Chorley Retail Park occupies a highly prominent position on George Street, immediately adjacent to Chorley Town Centre and fronting the A6, one of the town's principal arterial routes. The scheme benefits from excellent accessibility, being situated between Junctions 8 and 9 of the M61 and within easy reach of the M6 motorway, providing convenient links throughout Lancashire and Greater Manchester.

Chorley Town Centre, Market Walk Shopping Centre, the bus interchange and Chorley railway station are all within a short walk, ensuring strong levels of footfall and connectivity. The retail park is home to a number of established national occupiers including Wickes, Subway, Sunseekers and KFC, making it a well-recognised commercial destination.

DESCRIPTION

Two retail/leisure units are currently available within the established Chorley Retail Park, extending to approximately 998 sq ft (Unit 2) and 1,752 sq ft (Unit 4A) (GIA). The units occupy a prominent position within the parade, benefiting from excellent visibility, generous customer parking and neighbouring national retailers which generate good footfall levels.

Unit 2 is presented in a shell condition, ready for internal fit-out by the ingoing Tenant.

Unit 4A is fitted out to include sales counter, customer seats and kitchen/stores, however, this could be stripped to suit occupier requirements.

The accommodation would suit a variety of retail, leisure, food & beverage or other commercial occupiers (subject to the necessary consents), providing an excellent opportunity to secure representation within one of Chorley's principal retail destinations.

SERVICES

The mains services connected to the property to include water, gas, 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.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Unit 2 - Ground Floor Only	92.71	998
Unit 4A - Ground Floor Only	162.76	1,752

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rent on Application.

SERVICE CHARGE

A service charge will be payable to cover the cost of management and maintenance of the common parts of the estate. The service charge is reviewed annually and the 2026/2027 costs are as follows: -

Unit 2 - £1,746.65 per annum exclusive.
Unit 4a - £3,644.04 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the units have the following Rateable Value Assessments, with effect from 1st April 2026: -

Unit 2 - £17,250
Unit 4A - £22,500

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 responsible for their own legal costs involved in the transaction.

USE

E-class - commercial, business and service. **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 (Warrington Borough Council).**

EPC

Unit 2 has an Energy Efficiency Rating of C(57). The certificate is valid until 2nd July 2033.

Unit 4a has an Energy Efficiency Rating of C(63). The certificate is valid until 4th June 2029.

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 Joint Agents TURNER WESTWELL & X PROP.

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