

Prominent Town Centre Hot-Food Takeaway Premises

1,010 SQ FT (93.83 SQ M) – MAY SUIT OTHER USES - SUBJECT TO PLANNING PERMISSION)

9 ST. THOMAS'S ROAD, CHORLEY, PR7 1HP

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Turner Westwell
Commercial Agents

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KEY FEATURES

- Two-storey, mid-terraced take-away premises
- Well-positioned retail premises in an established mixed-use area of Chorley Town Centre
- May suit a range of uses - subject to planning permission
- Sui Generis use class (previously A5)
- Surrounded by a range of independent retailers, salons, cafés and food outlets
- Within walking distance of local amenities and transport links
- Parking for 1 x vehicle at the rear
- 100% Business Rates Relief for qualifying occupiers
- Rental - £12,000 per annum exclusive
- May sell - Offers in the Region of £129,500 exclusive - sold with vacant possession



LOCATION

The property is conveniently located fronting St Thomas's Road, off Southport Road, entering Chorley Town Centre, within walking distance of the town's amenities and transport links. The property is surrounded by a variety of independent mixed-use properties, including Ebb & Flow Bookshop, Serenity Hair and Beauty, Mindful Hair and Beauty, Rose and Crown Pub, Prime Comfort Mobility Scooter supplier, Italiano takeaway and Anatolia Bar and Kitchen.

The property benefits from strong pedestrian and vehicle circulation and is in close proximity to multiple council-owned car parks. The property is located just 16km from Bolton, 12 km from Preston and 32 km from Manchester. It is within close proximity to both Chorley Bus Station and Train Station.

DESCRIPTION

The property comprises a mid-terraced, traditionally constructed two-storey retail property with display frontage facing St Thomas's Road.

Internally, the accommodation, which extends to 93.94 sq m (1,011 sq ft), is arranged over ground and first floors, as well as an attic on the second floor and a basement (not included in the measurements) which provide for open plan retail at ground floor level and potential retail/offices/storage accommodation at first and second floor (or alternative uses – subject to planning permission).

WC facilities are located on the first floor, with a partially fitted-out kitchen on the ground floor. There is an extraction system installed on the ground floor, extended through the upper floors. There is 1 parking space towards the rear of the property, as well as a small yard.

The property was most recently used as a hot-food take-away, however, may also suit alternative uses, including hair and beauty salon, café/restaurant, etc.

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 Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	51.37	553
First Floor	29.64	319
Attic	12.82	138
Total	**93.83**	**1,010***

***excluding basement storage**

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed. Rental £12,000 per annum exclusive.

MAY SELL

Our client may consider a sale of the property. Offers in the Region of £129,500 - sold with vacant possession.

VAT

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

USE

The property was most recently utilised as a Hot Food Takeaway. **It is the responsibility of the Proposed Tenant/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).**

LEGAL COSTS

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

TITLE/TENURE

The property is held Long Leasehold under Title Number LAN46738 for a term of 999 years from 25th May 1847.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,400, with effect from 1st April 2026.

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.

EPC

The property has a current Energy Efficiency Rating of D (95). The certificate is valid until 22nd April 2034. A full copy of the report is available upon 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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RICS

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.