

To Let/
For Sale



Town Centre Retail Premises

4,157 SQ FT (386.19 SQ M) - MAY SUIT A RANGE OF USES (STPP)

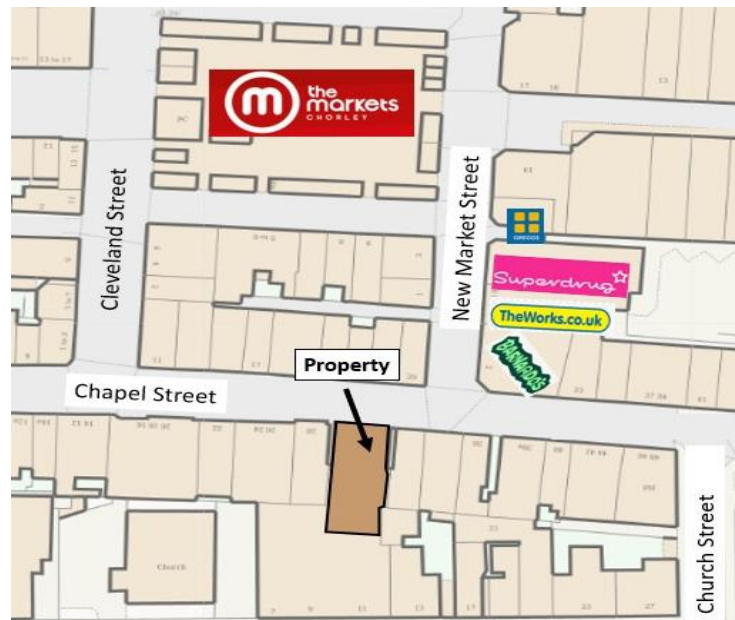
📍 30-32 CHAPEL STREET, CHORLEY, PR7 1BW

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Turner Westwell
Commercial Agents

KEY FEATURES

- Extensive two Storey Town Centre Retail Premises
- 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 Cancer Research, Barnardos, 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
- £34,950 per annum exclusive or Offers in the Region of £395,000 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 a pedestrianised segment of Chapel Street within Chorley Town Centre, in a vibrant and diverse retail environment.

Nearby occupiers include Barnardo's, Cancer Research, Greenhalghs The Bakers, Specsavers, Clarks, 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 pitched and slated 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 ground floor retail has a minimum height to the suspended ceiling of 2.9 metres with a further void above.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd 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.

LEASE TERMS & RENTAL

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

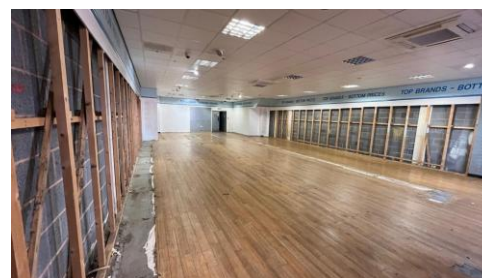
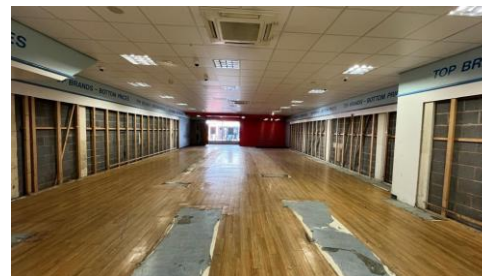
The Rental is £34,950 per annum exclusive.

SALE PRICE

Offers in the Region of £395,000 (reflecting approximately £95.00 per sq ft with vacant possession).

VAT

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



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.

TITLE/TENURE

The property is held Freehold under Title Number LA679039.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £28,500, with effect from 1st April 2023. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

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 C(51). The certificate is valid until 28th June 2033. 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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