

To Let
£20,000 per annum,
exclusive



Double Fronted Two Storey Town Centre Retail Premises

1,807 SQ FT (167.87 SQ M)

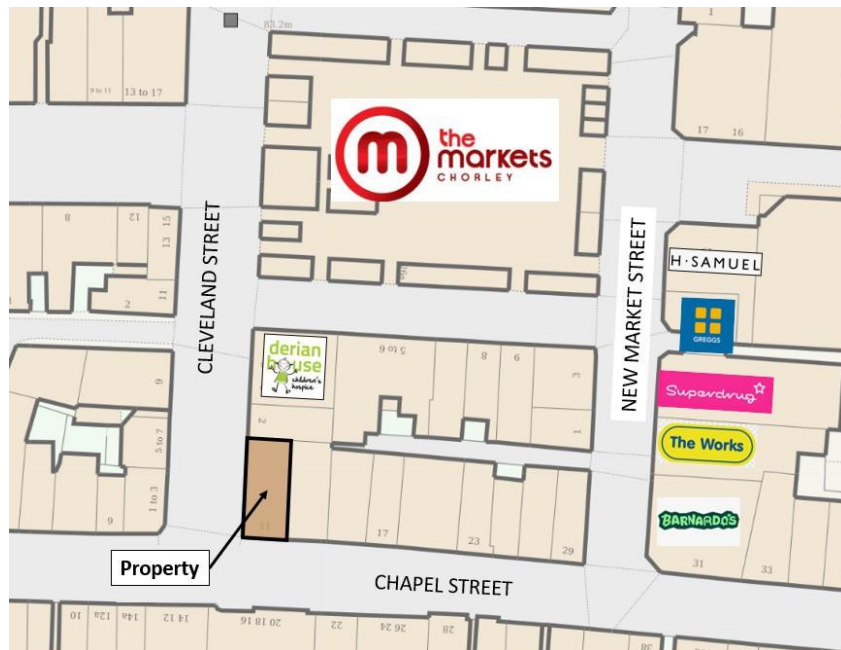
📍 11 CHAPEL STREET, CHORLEY, PR7 1BN

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Turner Westwell
Commercial Agents

KEY FEATURES

- Double Fronted Two Storey Town Centre Retail/Office Premises
- 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 uses include retail, hardware store, office, opticians, pubs, bars, cinema, restaurants and cafes
- Ample parking available nearby
- New lease on Tenant's Internal Repairing & Insuring terms
- £20,000 per annum exclusive



LOCATION

The property occupies a prominent and accessible position upon Chapel Street, in the heart of Chorley's main retail core, located upon a pedestrianised section of Chapel Street within Chorley Town Centre, situated within a popular and mixed-use retail area.

Nearby occupiers include Barnardo's, Cancer Research, Specsavers, Clarks and a number of other independent retailers. The property is located within close proximity to Chorley Outdoor Market (every Tuesday and Saturday).

DESCRIPTION

The property itself comprises a traditionally constructed, two storey retail property set beneath a pitched and slated roof covering. Internally, the accommodation, which extends to approximately 167.85 sq m (1,807 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 reasonable 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).

BUSINESS GRANTS

Occupiers may be eligible for a Business Grant from Chorley Council. Interested parties are to make their own enquiries direct with the council. Please visit <https://www.chorley.gov.uk/businessgrants> for further information.

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.

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	92.15	992
First Floor	75.70	815
Total	167.87	1,807

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

£20,000 per annum exclusive.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the property's external envelopes. The service charge is £3,591 plus VAT per annum.

VAT

VAT is applicable and therefore will be charged at the prevailing rate.

USE

E-Class (Commercial, Business & Service). The property may suit a range of uses. **Interested parties are to make their own enquiries with the Local Planning Authority (Chorley Council) to clarify if their intended use of the property is acceptable.**

LEGAL COSTS

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

BUSINESS RATES

Our review of the Valuation Office Agency website indicates that the property has a current Rateable Value of £16,500, effective from 1 April 2023. The Rateable Value is scheduled to increase to £18,250 from 1 April 2026. 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.

Interested parties are advised to make their own enquiries with Chorley Council to satisfy themselves on the rates payable for the property.

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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