

**For Sale**  
Sold with Vacant Possession



# Freehold Three-Storey Town Centre Retail Premises

1,328 SQ FT (123.37 SQ M)

📍 20 MARKET PLACE, CHORLEY, PR7 1DA

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent town centre retail position fronting Market Place
- Located opposite Chorley Indoor Market generating consistent footfall
- Adjacent to Rhode Island Coffee and close to other established occupiers
- Nearby national operators including Booths and M&S Foodhall
- Three-storey self-contained retail premises with B-rated EPC
- Net Internal Area approx. 123.42 sq m (1,328 sq ft)
- Ground and first floor sales accommodation with second floor ancillary accommodation including office/storage/beauty rooms
- Currently fitted for hair and beauty use with treatment rooms, sinks and shower facility
- Suitable for a range of retail, salon, professional services or other E-Class uses (subject to planning consent)
- May suit conversion of upper rooms (subject to planning consent)
- Held Freehold, under Title No. LA946271
- Offers in the Region of £180,000 with Vacant Possession



## LOCATION

The property occupies a prominent position fronting Market Place within the established retail core of Chorley Town Centre. Chorley is a popular and well-connected market town located approximately 8 miles south of Preston and 20 miles north-west of Manchester, benefiting from excellent regional connectivity via the nearby M61 motorway, M6 motorway and M65 motorway. The town serves a strong local catchment and continues to benefit from ongoing public realm improvements and investment centred around its traditional market offer and town centre retail provision.

The immediate location benefits from consistent pedestrian footfall and an active trading environment, being situated directly opposite Chorley Indoor Market and adjacent to Rhode Island Coffee, both of which generate regular visitor activity. Nearby occupiers include Booths, M&S Foodhall, Wetherspoons and Domino's Pizza, together with a wide range of independent retailers and service providers.

## DESCRIPTION

The property comprises a well-presented, traditionally constructed, three-storey retail premises extending to approximately 123.42 sq m (1,328 sq ft) Net Internal Area, arranged to provide ground and first floor sales accommodation together with ancillary space at second floor level.

The premises were most recently occupied as a hair and beauty salon, with the upper floors sub-divided to provide a number of private treatment rooms incorporating wash-hand basins and a basic shower facility. The accommodation would readily suit continuation of a similar use, although the layout is sufficiently flexible to accommodate a range of alternative retail, professional services or other E-Class uses, subject to any necessary consents.

The property may have potential for the conversion of the upper floors (subject to planning permission)

## SERVICES

The mains services connected to the property to include water supply, 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 (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Sales & Ancillary	43.94	473
First Floor - Sales	39.58	426
Second Floor - Office, Storage & Ancillary	39.85	429
<b>Total</b>	<b>123.37</b>	<b>1,328</b>

## SALE PRICE

Offers in the Region of £180,000 - sold with Vacant Possession.

## VAT

VAT is not applicable.

## TITLE/TENURE

The property is held Freehold under Title Number LA946271.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,900, with effect from 1st April 2026. **100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Chorley Council).**

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 responsible for their own legal costs involved in the transaction.

## USE

E-class - commercial, business and service. **It is the responsibility of the Proposed 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).**

## EPC

The property has an current Energy Efficiency Rating of B(50). The certificate is valid until 27th September 2031. 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.

### Daniel Westwell | Director

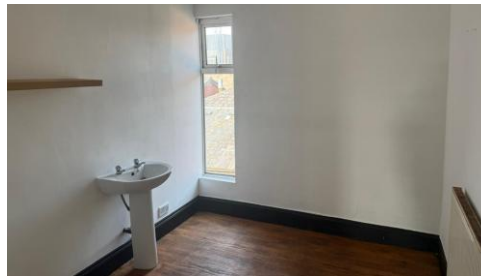
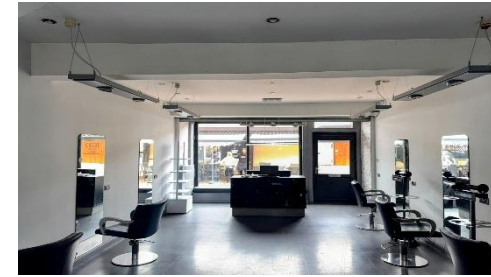
BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 [✉ daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

### Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 [✉ nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)



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