

8 High Street, Chorley, PR7 1DN

TO LET



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Use - Retail

Size - 1,313 Sq ft

Rent - £18,000 per annum (inclusive of service charge)

- Ground Floor Retail Premises
- Flexible Lease Terms
- Surrounded by local and national retailers



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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8 High Street, chorley, PR7 1DN

Location

The property is situated on High Street, in the centre of Chorley surrounded by a number of local, regional and national retailers.

Chorley town centre has undergone significant regeneration, with the construction of a new retail extension housing Marks & Spencer and Reel Cinemas, together with leisure and restaurant uses. Opposite the property there is a newly developed Car Park.

Description

The property comprises a mid parade ground floor retail unit

It is constructed of brick construction under a pitched slate roof. The ground floor provides retail space with a small staff room/storage along with a w/c and kitchen.

There is also a basement which offers additional storage.

Accommodation

Retail Area	710 sq.ft
Storage	170 sq.ft
Kitchen	36 sq.ft
Basement	397 sq.ft
Total	1,313 sq.ft

Rental

£18,000 per annum (inclusive of service charge)

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on internal repairing and insuring terms.

Deposit

Subject to tenant status a deposit equating to a minimum of 3 months will be required.

Rating

The property has a rateable value of £10,500 and therefore it is anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Each party is responsible for their own reasonable legal costs.

VAT

No VAT is applicable

Services

It is understood that all main services, with the exception of gas, are connected to the property.

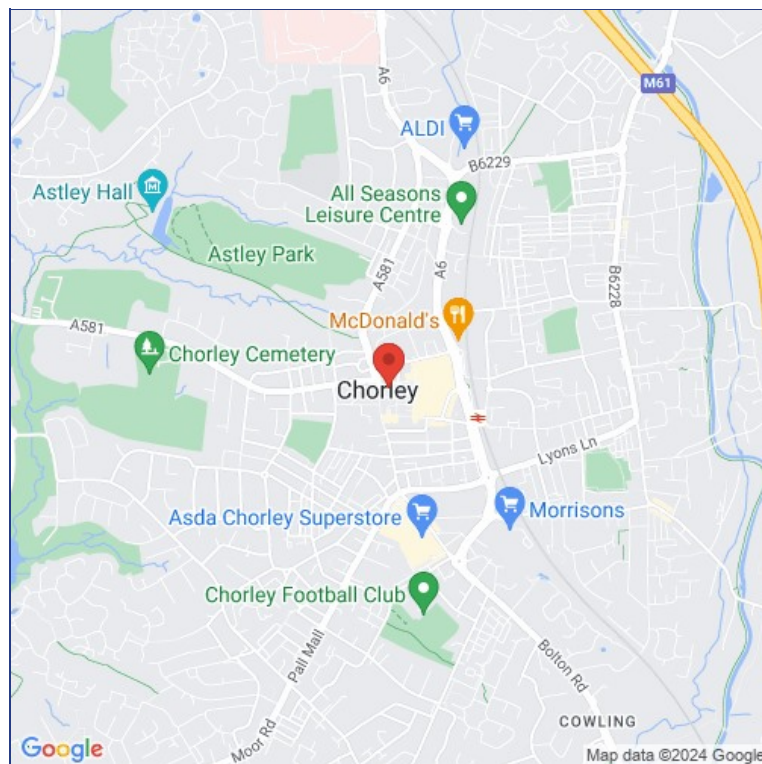
EPC

An EPC is available on request

Viewing

Strictly through agents

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