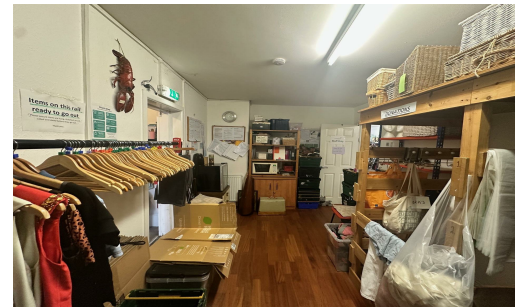


8 High Street, Chorley, PR7 1DN

**TO LET**



## TO LET

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

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

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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

Taylor Weaver  
(Rebecca Weaver)  
01257 204900

