



**FOR SALE OR TO LET**

**43 CHAPEL STREET, CHORLEY PR7 1BU**

1,368 ft<sup>2</sup> / 127 m<sup>2</sup> Well presented two storey retail premises in attractive town centre location

- Well fitted sales areas over both ground and first floor
- Electrically operated external security shutter to front elevation
- In an attractive setting close to many national retailers and considered suitable for a wide variety of trades

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

Occupying a good secondary trading position on Chapel Street, close to the junction with Newmarket Street, within an area well represented by national retailers.

### **Description**

A two storey mid terraced sales shop property providing well fitted sales accommodation to both ground and first floors and ready for immediate trading.

### **Accommodation**

The gross internal floor area extends to approximately 1,368 sq ft.

Sales shop max dimensions 17 ft 10 in x 40 ft 9 in with external security shutter, wooden flooring, plastered walls and ceiling with inset lighting etc.

To the first floor there is a further open plan retail area 16 ft 3 in x 29 ft 3 in

Storage area max dimensions 11 ft 10 in x 10 ft 7 in

Kitchen 5ft 11 in x 12 ft

WC and washbasin facilities

Fire escape staircase to the rear

### **Assessment**

We are verbally advised by Chorley Borough Council as follows:-

The RV is £13,250

Rates Payable 2024/2025: 49.9 p in the £

### **Planning**

Previously used as a retail shop for the sale of ladies clothing, the premises are considered suitable for a wide variety of retail or office uses.

Prospective tenants or purchasers are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 515151.

### **EPC**

A copy of the EPC will be made available from the agent's office.

### **Lease & Rental**

The premises are available on a new full repairing lease for a term of 5 years at a rental of £20,000 per annum, exclusive of rates, payable quarterly in advance.

### **Purchase Price**

£260,000 is required for the freehold interest in the property with vacant possession.

### **Legal Costs**

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

### **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)