

To Let  
£14,950 per annum  
exclusive



# Two Storey Town Centre Retail/Office Premises

1,164 SQ FT (108.14 SQ M)

📍 35 CHAPEL STREET, CHORLEY, PR7 1BU

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Located in attractive St George's Conservation Area
- Situated a short distance from the main retail core in Chorley Town Centre
- A popular mixed-use location opposite St George's Church
- Walking distance from Chorley Bus & Train Stations
- Suitable for a range of commercial (E-Class) uses
- Nearby uses include retail, hardware store, office, pubs, bars, cinema, restaurants and cafes
- Ample parking available nearby
- Small Business Rates Relief available for qualifying occupiers
- New lease on Tenant's Full Repairing & Insuring terms
- £14,950 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 opposite St. Georges Church 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 St. Georges Conservation Area and is within close proximity to Chorley Market (each Tuesday).

## 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 108.17 sqm (1,164 sq ft), is arranged over ground and first floors and provides for open plan retail and manufacturing areas. The property is well-presented throughout and is ready for internal fit-out and redecoration by the Tenant to suit their own business/use. Both floors benefit from WC facilities and there is a kitchen at first floor level.

To the rear of the property is a shared communal loading area for Market Walk and the subject property and its neighbouring occupants.

The property is a traditional retail premises, however, may also suit alternative uses, such as professional office accommodation (professional services, such as accountant, mortgage advisor, etc).

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	62.99	678
First Floor	45.15	486
<b>Total</b>	<b>108.14</b>	<b>1,164</b>



## 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.

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

£14,950 per annum exclusive.

## VAT

VAT is not applicable.

## USE

E-Class (Commercial, Business & Service). The property may suit a range of uses.

## LEGAL COSTS

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

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,000, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

Small Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Chorley Council).



## EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

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## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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