

To Let  
£15,000 per annum,  
exclusive



# Two Storey Town Centre Retail Premises

1,562 SQ FT (145.11 SQ M) - MAY SUIT A RANGE OF USES - STPP

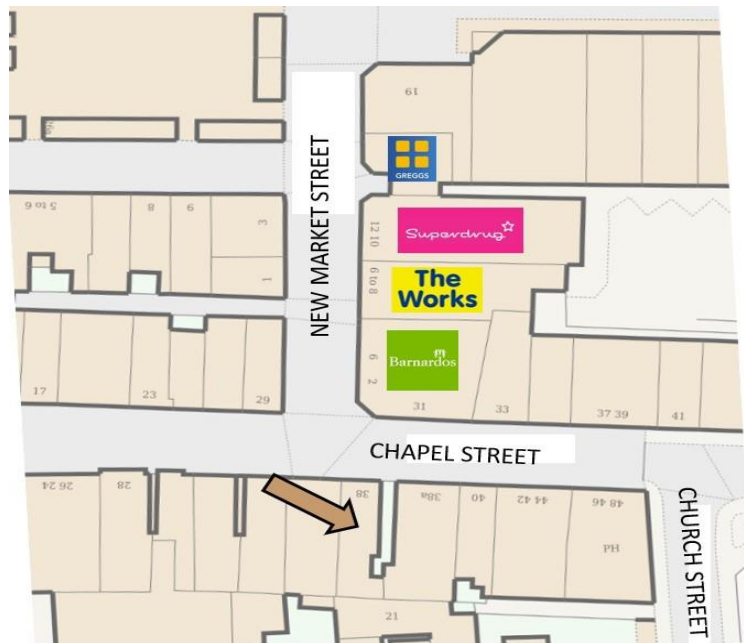
📍 38 CHAPEL STREET, CHORLEY, PR7 1BW

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Two Storey Town Centre Retail Premises
- Located prominently fronting Chapel Street, within the main retail core in Chorley Town Centre
- Situated within a popular mixed-use location close to Chorley Covered Market
- Walking distance from Chorley Bus & Train Stations
- Suitable for a range of commercial (E-Class) uses
- Nearby occupiers include Cancer Research, Barnardos, Greggs, Superdrug, The Works and Specsavers
- Ample parking available nearby
- Small Business Rates Relief for qualifying occupiers (sliding scale)
- New lease on Tenant's Full Repairing & Insuring terms
- £15,000 per annum exclusive



## LOCATION

The property is situated in a highly visible and easily accessible location on Chapel Street, at the centre of Chorley's primary retail district. It is positioned on a pedestrianised segment of Chapel Street within Chorley Town Centre, nestled in a vibrant and diverse retail environment.

Adjacent businesses include Barnardo's, Cancer Research, Specsavers, Clarks, along with several independent retailers. Additionally, the property lies within the St. Georges Conservation Area and is conveniently close to Chorley Market, which operates every Tuesday and Saturday.

## DESCRIPTION

The property comprises a prominent and traditionally constructed and subsequently extended, 2 storey retail property. The accommodation within is arranged over ground and first floor levels and consists of predominantly open-plan retail space, together with ancillary offices/meeting rooms, storage and staff welfare facilities.

Upon the ground floor, the property is accessed via a pedestrian entrance door set within an aluminium framed shop front, providing excellent window display frontage onto Chapel Street, facing directly towards New Market Street. To the rear of the ground floor accommodation there is a private meeting room/office together with further ancillary stores.

The first-floor accommodation is accessed via an internal staircase situated within the ground floor retail space. There is a staff kitchen/break-out area, separate male and female WCs together with server room and generous front office overlooking Chapel Street.

## SERVICES

The mains services connected to the property include electricity, water and mains drainage. Heating is provided via a mixture of wall mounted electrical panel heaters and air-conditioning units. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.



## 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 - Retail & Ancillary	96.89	1,043
First Floor - Office & Welfare Facilities	48.22	519
<b>Total</b>	<b>145.11</b>	<b>1,562</b>

## LEASE TERMS

Available by way of a new Tenant's Full Repairing & Insuring Lease on terms to be agreed.

## RENTAL

The Rental is £15,000 per annum exclusive.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## BUSINESS GRANTS

Occupiers may be eligible for a Business Grant from Chorley Council. Interested parties are to make their own enquiries direct with the council. Please visit <https://www.chorley.gov.uk/businessgrants> for further information.

## USE

E-Class. Commercial, Business & Service. The property may suit a range of uses including retail, professional services/office (estate agents, travel agents), etc.

## 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 £13,500, 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 may be available for qualifying occupiers on a sliding scale basis. Interested parties are advised to qualify this directly with the Local Rating Authority (Chorley Council).**

## EPC

The property has an current Energy Efficiency Rating of C(74). The certificate is valid until 30th July 2028. A full copy of the Report is available upon request.

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74 C

## VIEWINGS

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

**Daniel Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

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