

# To Let – Retail Premises 2,273 sq ft (211.20 sq m)

41-43 Market Street, Chorley, PR7 2SW

- · On the instructions of Santander
- Prominent central location

### Location

The unit is situated on Market Street in the Centre of Chorley. Nearby retailers include Argos, Natwest and Dorothy Perkins.

#### **Description**

The unit is demised over the ground floor, first floor and additional storage space is provided on the second floor. The unit is located on a pedestrianised street and benefits from glazed frontage.

# Accommodation

The unit extends to the following approximate floor areas\*:

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\*Areas taken from VOA

#### Rates

Rateable Value	£22,500
UBR	49.7p
Rates Payable (Per Annum)	£11,183

Interested parties should verify these figures with the Local Authority.



#### Planning

A2/A1

#### **Rent / Lease Terms**

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 23 June 2021.

### Rent

The passing rent is £23,000 per annum.

# VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

# **EPC**

The property has been graded an EPC certificate level 'D'.

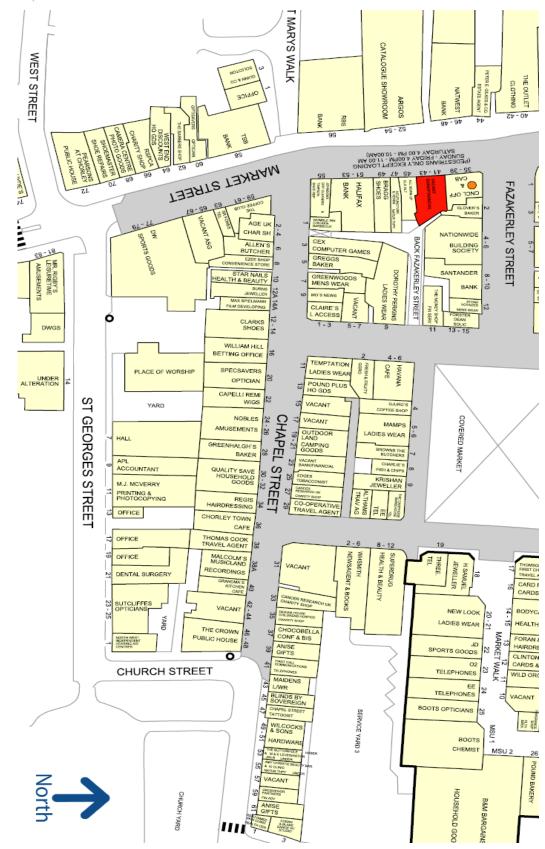
The full EPC certificate is available on request.

#### Viewing and further Information

By appointment through Sole Agents GL Hearn.

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#### Important Noti

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