

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*:

Ground Floor	1,050 sq ft (97.6 sq m)
First Floor	531 sq ft (49.30 sq m)
Second Floor	692 sq ft (64.30 sq m)
TOTAL	2,273 sq ft (211.2sq m)

*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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