

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*:

)
)
)
)

*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'.

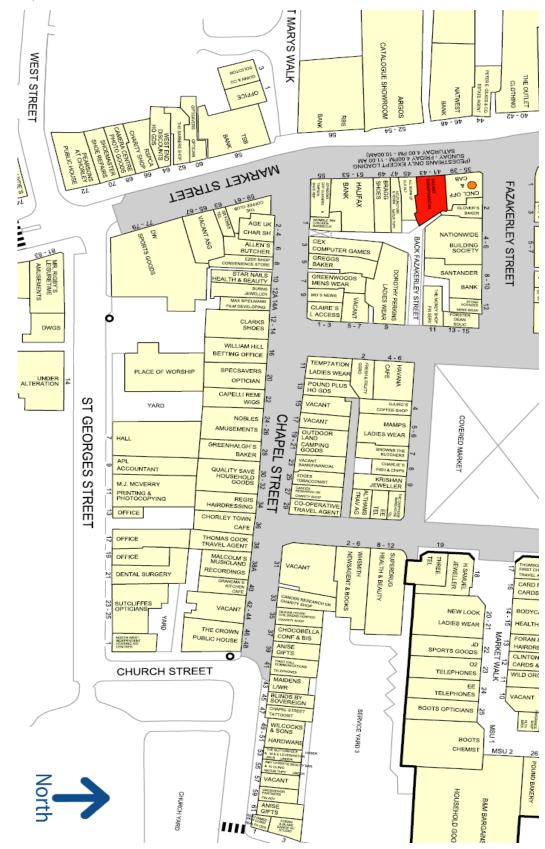
The full EPC certificate is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline +44 (0)20 7851 2157 Adam.hanline@glhearn.com Sarah Edwards +44 (0)20 7851 4992 Sarah.edwards@glhearn.com







Important Noti

bruary 2017

I. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.

- 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
- 3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties
- 4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.
 - Under the Requirements of Writing (Scotland) Act 1995 nothing written or referred to herein is intended to be contractual in its effect