



Commercial Premise For Sale

170 Chorley Road, Adlington, North West, PR6 9LQ

828 ft² (76.92 m²)

- Superb high street location
- Planning consent in place for hot food takeaway
- Split over 2 floors
- Yard to rear

Description

This well established takeaway premises located in the heart of Adlington, Chorley. A great location for passing trade and established as a takeaway for a number of years. Chorley Road is bound to be a success for the next occupiers. This commercial premises is set over two floors and offering ample internal square footage and storage. There is a service area to the front with surrounding counters, kitchen area for preparation, Rear yard with bin storage if required, a further first floor preparation area with access to the WC and a further office area to the front elevation.

Location

Located on a prominent road side position in the heart of Adlington, on a busy retail parade. Close to residential and commercial occupiers such as Tesco Express, Co-Op & Greenhalghs etc

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 77m² (828 sq ft).

Tenure

Property is registered leasehold on a 999 year lease from 1st February 1813.

Price

£155,000 subject to contract

Planning Use

Hot Food Takeaway

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £7500

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE
Mrs Kim Fletcher
01204 221030
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