

For Sale
Due to Relocation



Stylish Town Centre Retail/Office Accommodation

2,605 SQ FT (242 SQ M)

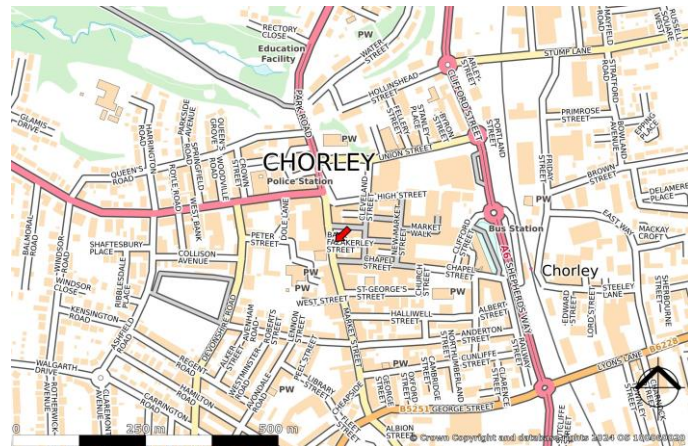
41-43 MARKET STREET, CHORLEY, LANCASHIRE, PR7 2SW

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Turner Westwell
Commercial Agents

KEY FEATURES

- For Sale - Due to Relocation
- Immaculate accommodation, recently refurbished to a high standard throughout
- Suitable for a range of uses, including retail, office, etc
- Would suit owner occupier or investor
- Located in the heart of Chorley Town Centre
- Situated within easy walking distance of Town Centre Long and Short Stay car parking
- Prominent location on busy Chorley Covered Market route
- Close to Chorley Train & Bus Stations
- On street parking opposite (30 minutes)
- Business Grant Schemes available from Chorley Council
- Held Freehold under Title Number LAN35307
- Vacant Possession provided on completion
- Offers in the Region of £395,000



LOCATION

The property is located prominently upon Market Street within Chorley Town Centre. There are a number of amenities within walking distance of the property, including shops, cafes, bars and restaurants. Nearby occupiers include The Post Office, NatWest and Halifax banks. In addition, there are a number of local and independent retailers, including Chorley Covered and Chorley Tuesday Markets, which operate 150 stalls each Tuesday. Chorley Council provide over 1,200 car parking spaces in the Town Centre, all of which are within an easy walking distance of the subject property.

DESCRIPTION

The property comprises a well presented and traditionally constructed three storey mid-terraced property. The premises have recently been extensively refurbished to exacting standards throughout by the current owner, who are seeking to dispose of the property and will re-locate their fashion boutique business.

The accommodation is arranged across ground, first and second floor levels and provides for superb, open-plan accommodation, stylishly presented and suitable for a range of occupiers, which may include hair and beauty, studio offices and other retail uses.

The property benefits from a comfort-cooling system providing both heating and air conditioning.

The property could easily be sub-divided by a new owner and occupied by individual uses/occupiers on each floor to maximise income, or generate a surplus income. This would also potentially reduce Business Rates liability and running costs.

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. The accommodation has recently been fitted with a new Comfort cooling air conditioning system. 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 | 106.18 | 1,143 |
| First Floor | 71.53 | 770 |
| Second Floor | 64.29 | 692 |
| Total | 242 | 2,605 |

SALE PRICE

The property is available with Vacant Possession on completion. The asking price is Offers in the Region of £395,000.

VAT

We understand VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £21,000, with effect from 1st April 2023. The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

TITLE/TENURE

The property is held Freehold under Title Number LAN35307.

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.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D. The certificate is valid until 2nd October 2025. A full copy of the Report is available upon request.

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D

84 D

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

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

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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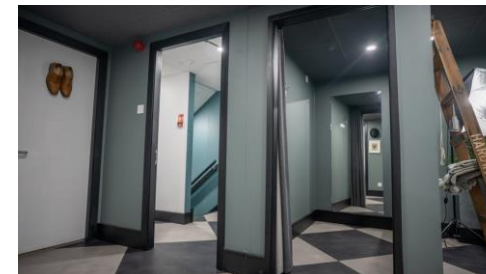
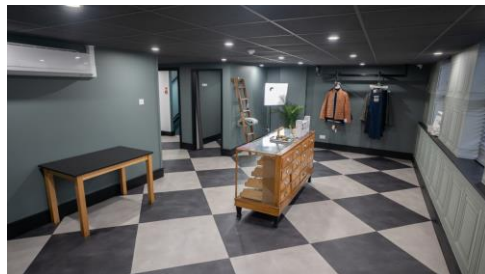
Daniel Westwell | Joint Managing Director

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VIRTUAL VIEWING

Click video link to view - [Virtual Tour](#)



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.