

To Let



Two Storey Retail/Office Building

722 SQ FT (67 SQ M)

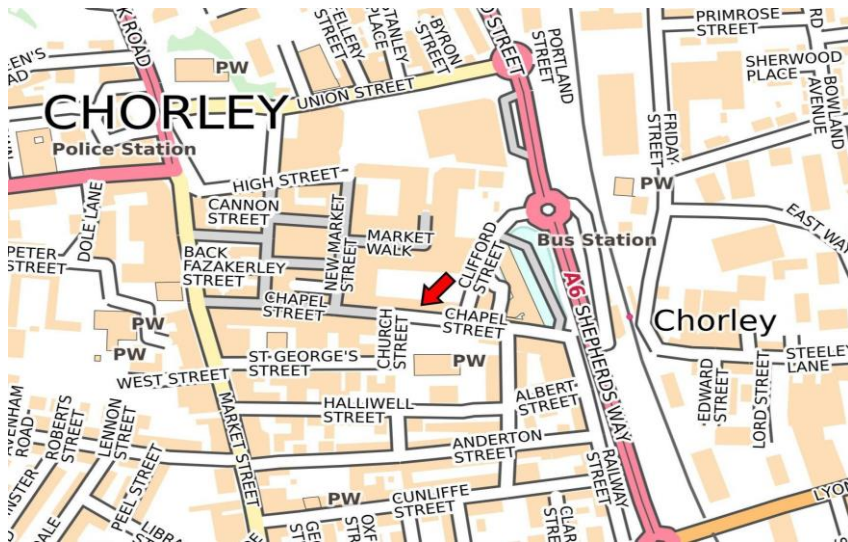
📍 47 CHAPEL STREET, CHORLEY, PR7 1BU

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Turner Westwell
Commercial Agents

KEY FEATURES

- Located in attractive St George's Conservation Area
- Situated a short distance from the main retail core in Chorley Town Centre
- A popular mixed-use location opposite St George's Church
- Walking distance from Chorley Bus & Train Stations
- Ground & first floor accommodation, suitable for a range of commercial (E-Class) uses
- May suit other uses - subject to planning permission
- Nearby uses include retail, hardware store, office, pubs, bars, cinema, restaurants and cafes
- Loading directly outside property
- Ample parking available nearby
- New lease on Tenant's Full Repairing & Insuring terms
- £10,950 per annum exclusive/£912.50 per calendar month



LOCATION

The property is located prominently on the non-pedestrianised section of Chapel Street within Chorley Town Centre, situated opposite St. Georges Church within a popular and mixed use retail area. Nearby occupiers include Barnardo's, Cancer Research, Specsavers, Clarks and a number of other independent retailers. The property is located within St. Georges Conservation Area and is within close proximity to Chorley Market (each Tuesday).

DESCRIPTION

The property itself comprises a traditionally constructed, 2 storey retail property set beneath a pitched and slated roof covering. Internally, the accommodation, which extends to approximately 67.10 sqm (722 sq ft), is arranged over ground and first floors and provides for a mixture of retail, storage, and ancillary space. The property is presented to a reasonable standard throughout and is ready for internal fit-out and redecoration by the Tenant to suit their own business/use.

There is a kitchen on the ground floor and 2 x WC's on the first floor.

At the rear is a small enclosed yard.

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	25	269
First Floor	42	453
Total	67	722

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£10,950 per annum exclusive/£912.50 per calendar month.

VAT

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 £6,600, with effect from 1st April 2023.

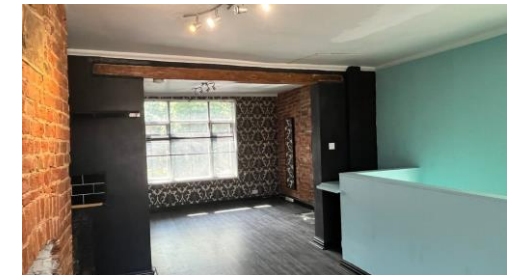
The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

USE

E-Class (Commercial, Business & Service). The property may suit a range of uses, including retail, office, cafe, etc, or other such uses - subject to planning permission.

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 C(70). The certificate is valid until 8th September 2032. A full copy of the Report is available upon request.



VIEWINGS

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

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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.