



## 154 Pall Mall, Chorley

PR7 2LD

**£125,000**

Investment opportunity in Chorley. This mid terrace commercial property is arranged over two floors, ideally situated on busy parade of shops in a predominantly residential area. The property will be sold with vacant possession.

Currently trading as a Betfred bookmakers and suitable for either the rental market or an owner occupier. There is potential to convert the first floor into a residential apartment subject to planning. The approximate gross internal area is 121 SQ M / 1302 SQ FT.



## Location

Briefly comprising of an open plan retail area with suspended ceiling, inset panel lighting together with air condition and WC. To the rear of the building and behind a counter with security glass is an office with separate kitchen area and WC. There is rear access via a high security back door. The first floor has not been inspected as the internal staircase has been removed by the current tenant. Neighbouring business include, barbers, jewelers, vacuum cleaner repair shop, Café, news agent and car supplies.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Location

Situated on an established parade of shops fronting Pall Mall B5251 which is a continuation of George St off Bengal St A6. Chorley town centre, Chorley train station, bus routes, and the M61 junction 8 is nearby

## Approximate Dimensions

Ground floor: 76 SQ M / 823.10 SQ FT

First floor - 45 SQ M / 489.88 SQ FT (no access gained)

Approx gross internal area - 121 SQ M / 1,312.98 SQ FT

## Current Usage

Betting shop and premises

## Business Rates

The property is described as " Betting shop and premises " with a current rateable value of £6,600 per annum. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Chorley Council's Business Rates Department on 01257 515151.

## EPC

B

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by prior appointment through Hyde Estate & Letting Agents.

## Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

## Material Information

Council Tax Band: A



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

