



## Pall Mall, Chorley

**Offers Over £154,995**

Ben Rose Estate Agents are delighted to offer this deceptively spacious, character-rich commercial property situated in the heart of Chorley Town Centre. This versatile property presents a fantastic opportunity for either business or residential use.

It offers a blank canvas, allowing for flexible spaces that can easily be transformed into a spacious family home or a combination of ground-floor business premises with living accommodation on the first floor. Positioned within a vibrant local community, the property benefits from easy access to various local amenities and free nearby parking, making it an attractive choice for a wide range of ventures.

Upon entering, you are greeted by a grand entrance hall, showcasing original traditional floor tiling and high ceilings, which add to the charm of the property. From here, you have direct access to the shop floor.

The shop floor consists of two generously sized rooms, with the rear room offering access to both the WC and the cellar. These spaces are not only versatile but also sizeable, providing plenty of potential for various business uses. There is also external access to the property via a fire door located at the rear.

The first floor features four large reception rooms and a spacious fifth room, which was formerly a bathroom. Perfect for conversion into a modern and expansive first-floor apartment. The landing is open and spacious, and reception rooms one through three are all impressively sized, providing ample space for a variety of uses.

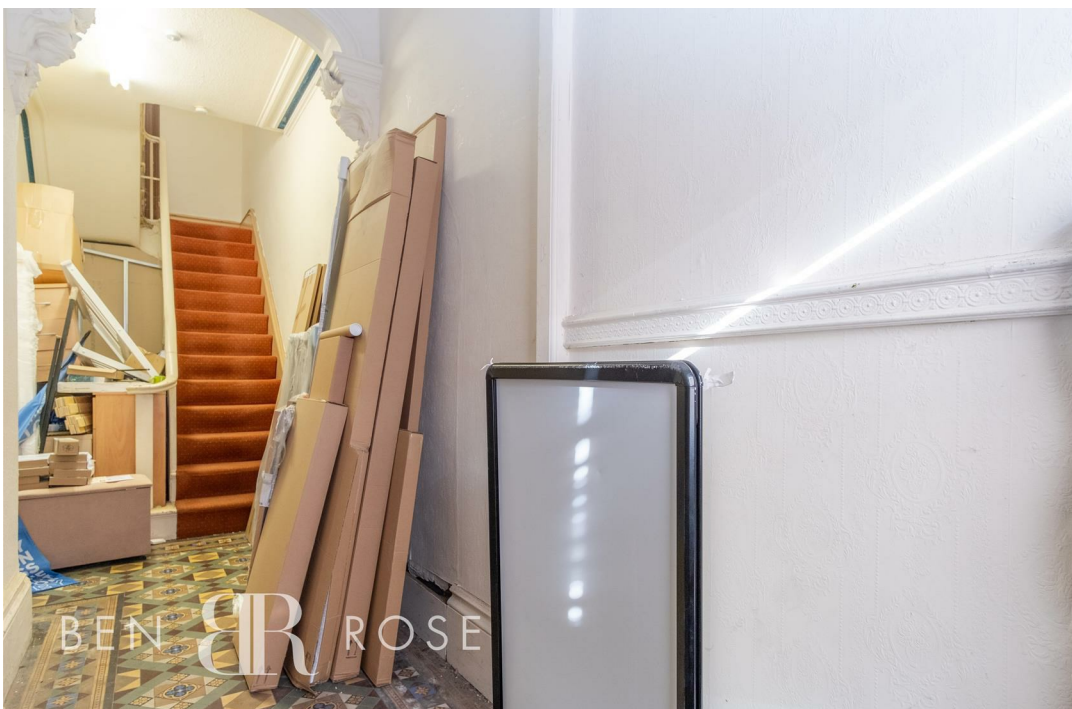
Additionally, the property includes a good-sized cellar, ideal for storage. As an end-terrace, it also offers convenient on-road parking, enhancing its practicality for both residential and business purposes.

The business is also unaffected as the showroom is at the rear of the property and the seller will not sell to another bed shop.

This unique property offers endless potential and is a rare find in such a prime location.











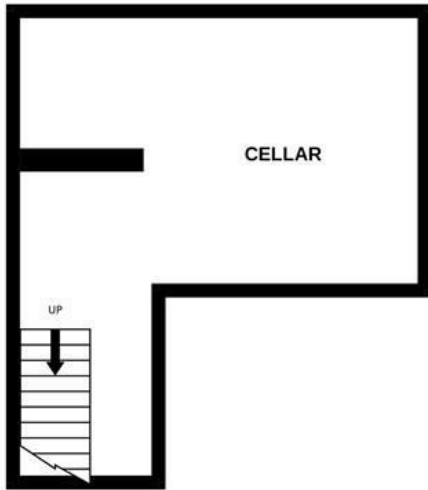
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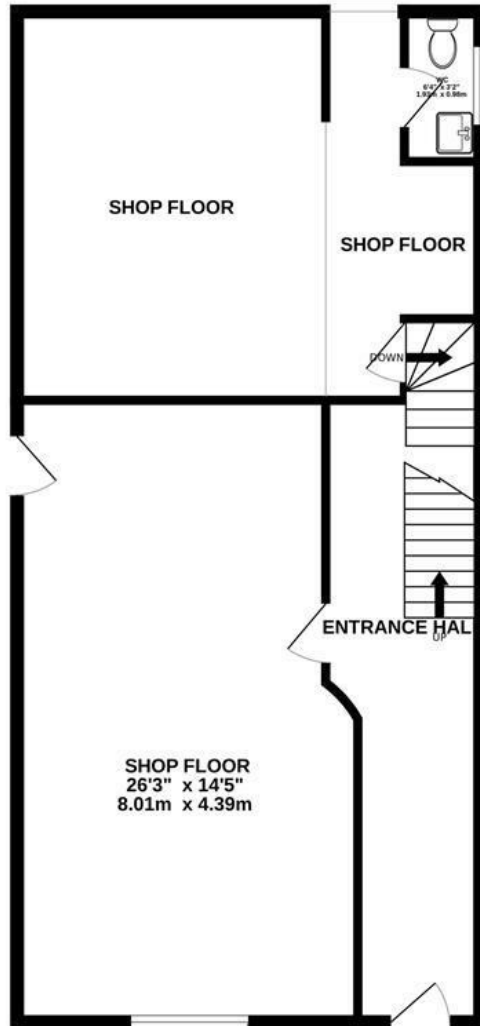
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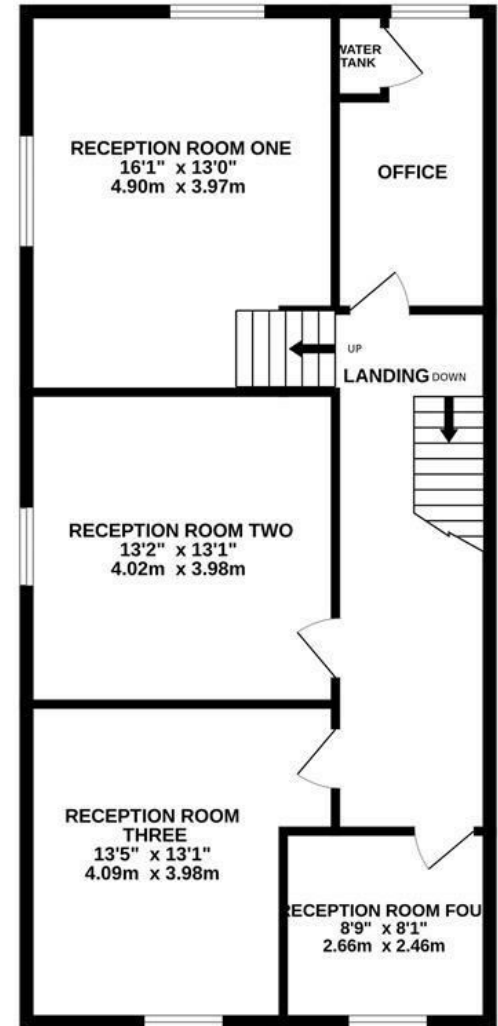
**BASEMENT**  
250 sq.ft. (23.3 sq.m.) approx.



**GROUND FLOOR**  
835 sq.ft. (77.6 sq.m.) approx.



**1ST FLOOR**  
835 sq.ft. (77.6 sq.m.) approx.

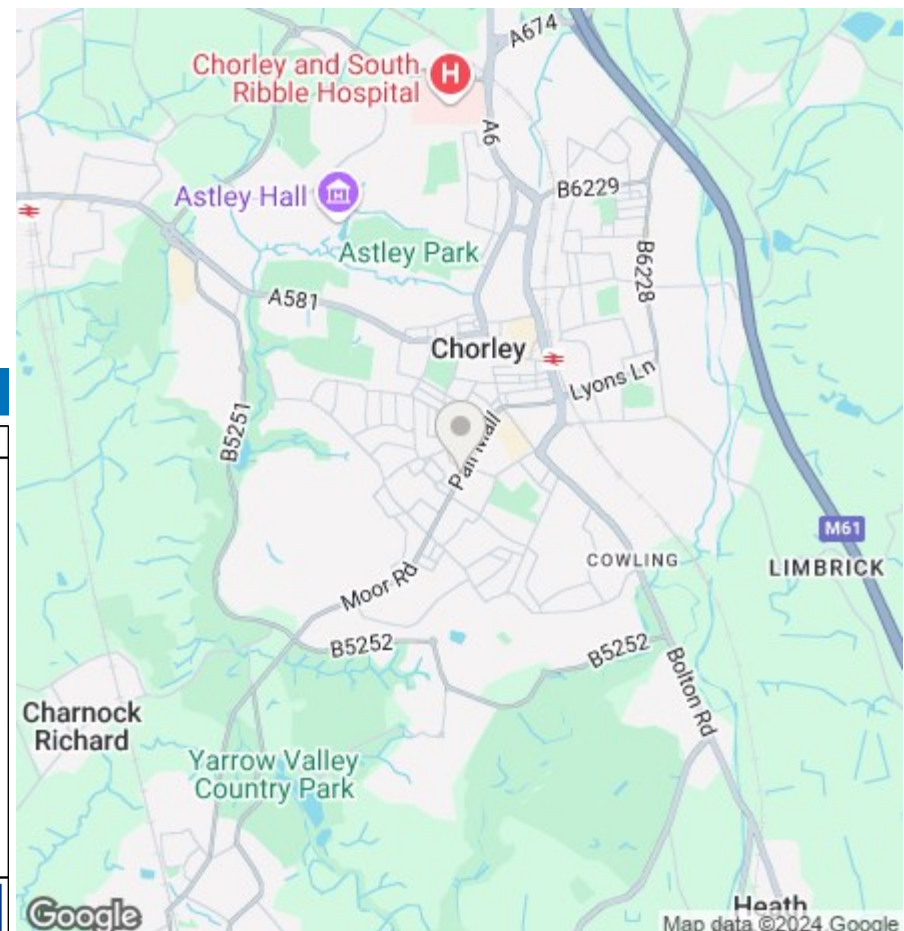


**TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

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