



Cheapside, Chorley

Offers Over £310,000

Ben Rose Estate Agents are pleased to present to market a unique opportunity to acquire this commercial building consisting of three commercial spaces with existing tenants, located in the sought-after area of Chorley, Lancashire. This versatile building consists of a commercial space (currently used as a Cake Shop) with an office above, a Beauty Salon and an office space on the first floor with a fully fitted kitchen and shower room. Ideal for local investors, the building is positioned conveniently in Chorley's town centre providing easy access to a variety of nearby amenities, including cafes, shops, and local services. With excellent transport links, it's within close reach of the Chorley train station and the M61 motorway, offering convenient travel to Manchester, Preston, and beyond. This property is an ideal choice for businesses looking for accessibility and convenience within a thriving area.

Cake Shop/Office Space (Number 9 - tenanted until the end of January 2025):

Entering directly off Chorley's high street, you'll enter into this very convenient commercial unit. Currently being used as a Cake Shop by the current tenant, it offers a variety of potential business uses right in the centre of Chorley. For even more convenience, there is also an office space located on the first floor with access from the shop as well as a WC.

Beauty Salon (Number 11):

This slightly larger unit is currently being used as a local Beauty Salon consisting of a main salon area with multiple private rooms located off as treatment rooms. You'll also find a kitchen, store room, utility room and a WC. This space provides ample potential for a wide range of different commercial requirements. Photos of the Beauty Salon to follow.

Private Office Space (First Floor) (Number 11a - newly tenanted):

Upon entering the property via the private electronic video buzzer system, there is an external staircase with entrance to the first floor. The property opens into a bright and open-plan office area that's thoughtfully divided—perfect for cross-departmental collaboration or creating a defined workspace. Just off this area is a spacious kitchen/diner, providing a setting for meals or coffee breaks, with ample room for kitchen essentials. Additionally, there is a modern three-piece shower room on this level, offering further convenience for tenants.

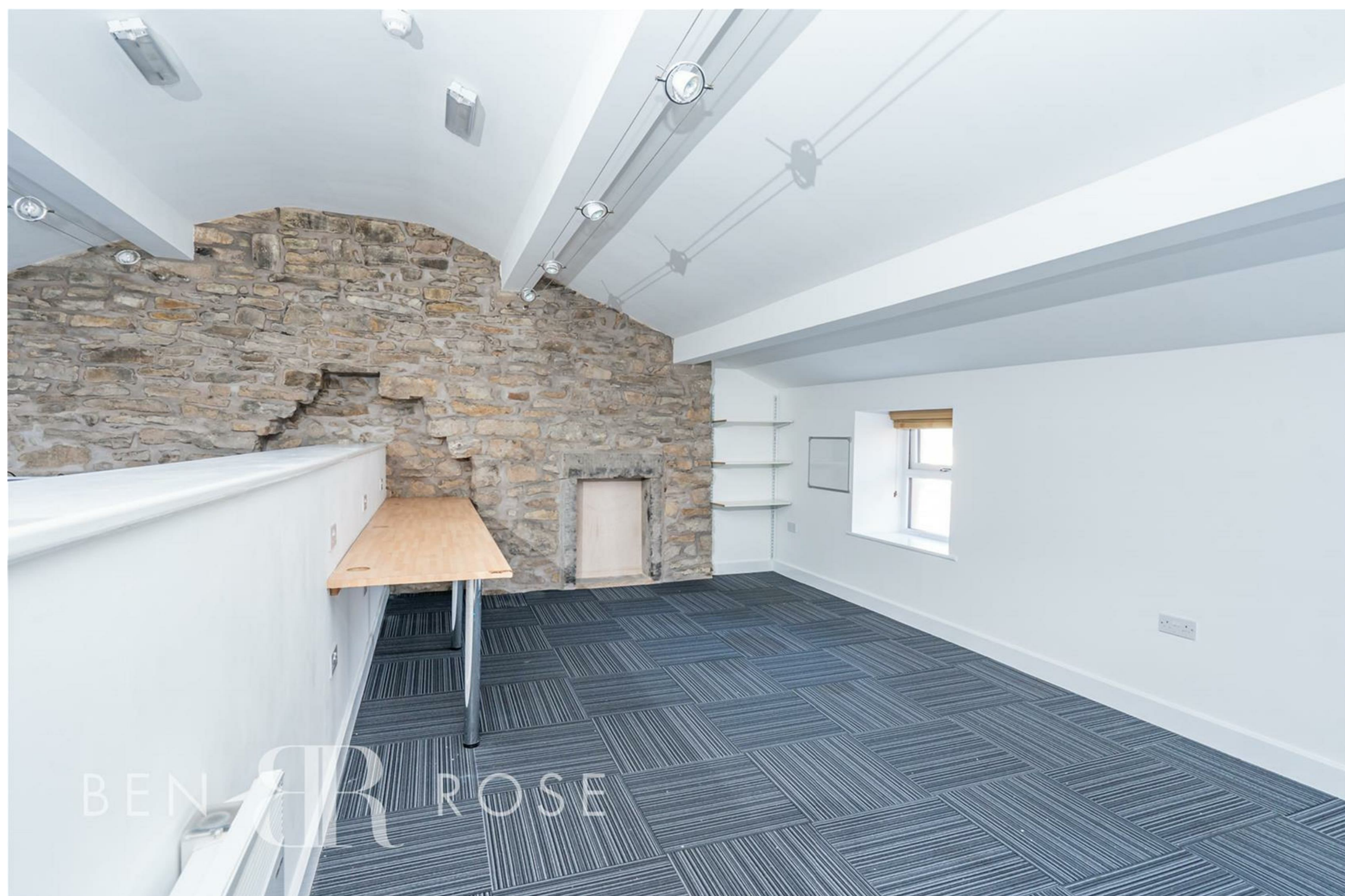
The office also has an allocated parking space next to the property and there is plentiful parking in the nearby vicinity.















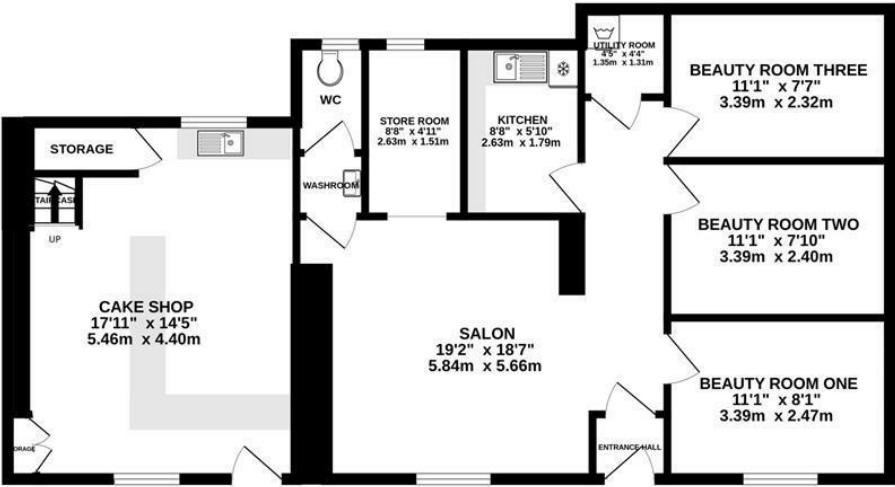




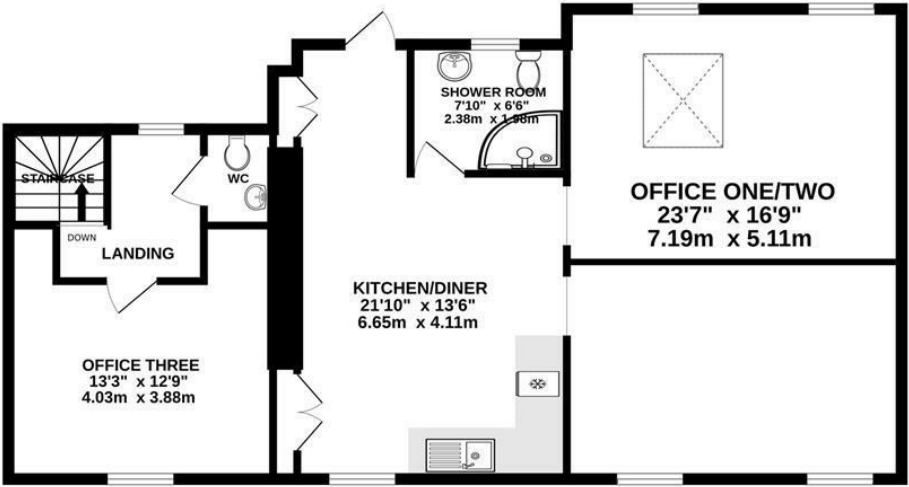


BEN ROSE

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



FIRST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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.

Made with Metropix ©2024



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) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

