

BEN ROSE



Cheapside, Chorley

Offers Over £119,995

Ben Rose are pleased to present an exciting investment opportunity to own an historical building currently housing a thriving business just off Market Street in the heart of Chorley. The current business has been there for seven years and is a prosperous micro bar situated within an already booming business area. The property is only a few minutes walk from the center of town as well as boasting plenty of both free off-street parking and pay & display parking. There are currently tenants already in situ making this a great opportunity to start making an income immediately. 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 opportunity is an ideal choice for businesses looking for accessibility and convenience within a thriving area.

(Ask further for details on rental income.)

The building consists of the main bar area with a stone fireplace and an open staircase. The front-facing bay window keeps the space from feeling dark. Moving upstairs you will find another lounge area as well as a storage room and urinal. There is also a second toilet just at the top of the stairs. The dimensions of the building can be found on the floor plan.

Please note that the business itself is not for sale, only the building it occupies.



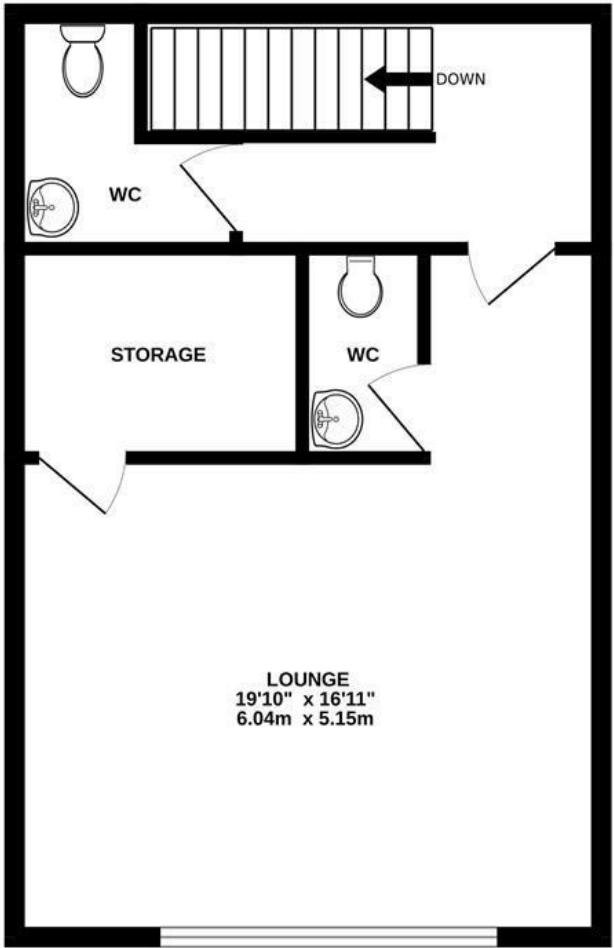


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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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) 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	

