

RAPLEYS

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0370 777 6292

TO LET **Trade Counter**

Former Topps Tiles, Portland Street,
Chorley PR7 1AQ

CONTACT **Tom Cooley**
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Prominent Trade Counter Unit
Frontage onto the busy A6
Occupiers nearby include **B&Q**,
Jewsons, **Screwfix** and **Wickes**
5.7m eaves height
371.96 sq m (3,984 sq ft)

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Location

The property is situated within the heart of Chorley’s commercial district being approximately 0.4 mile to the east of Chorley town centre as well as a five minute walk to Chorley train station to the south.

The property fronts the A6 dual carriageway, the main route through Chorley, and is approximately 1.5 miles south of Junction 8 of the M61 motorway.

The property sits adjacent to a **McDonald’s** restaurant and there are a number of national food retailers in the surrounding area including **ASDA, Booths, M&S** and **Morrisons**. Other national occupiers in the surrounding area include **B&Q, Jewsons, Screwfix** and **Wickes**.

Description

The property comprises a detached, prominent modern trade counter that is of steel portal frame construction with a metal sheet pitched roof that incorporates skylights. Externally, the property is clad with brick on the lower parts and the upper with profile metal sheet.

Internally, the property is fitted to a “shell” specification with a powder coated concrete floor, ready for an ingoing tenant. The property has both a gas and electric supply and has an eaves height of 5.7 meters.

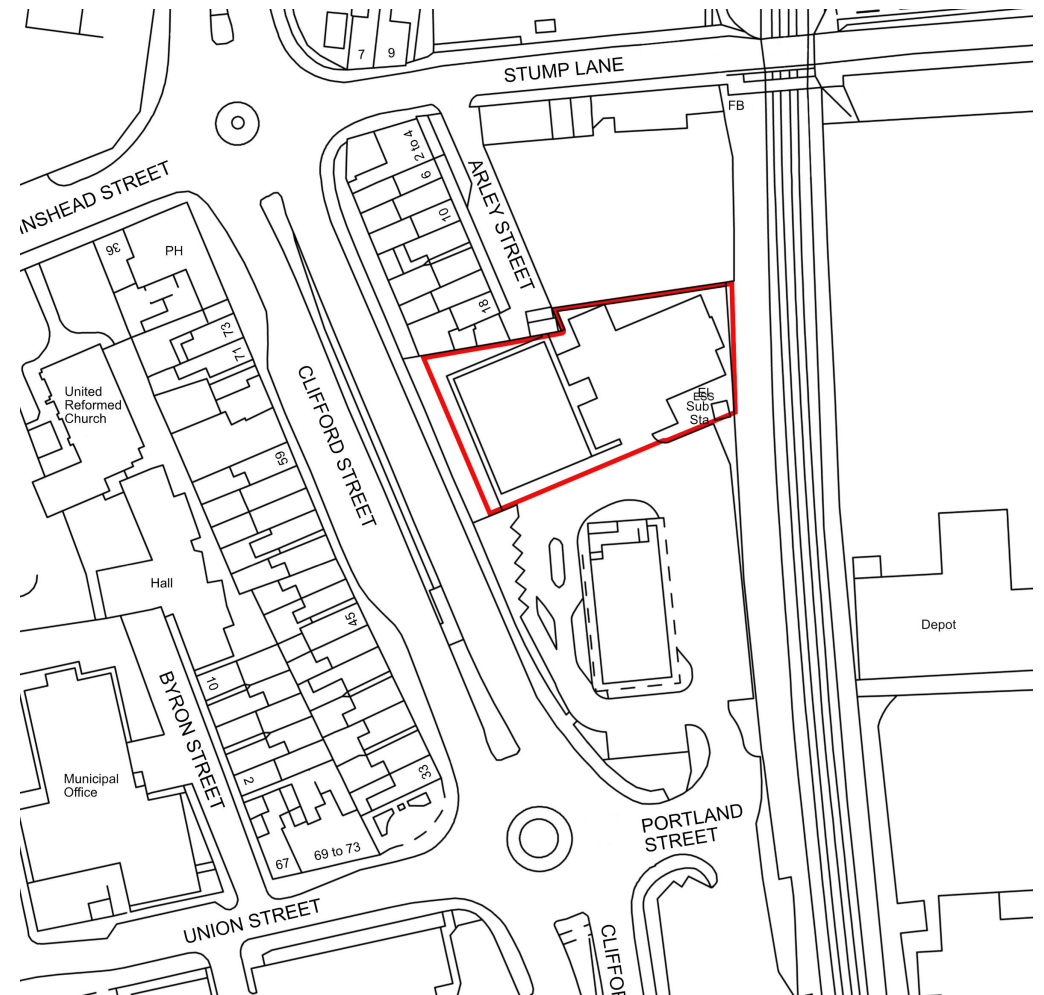
The unit comes with the benefit of a dedicated car park to the front of the building with approximately 18 spaces.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	371.96	3,984

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold. The property is held on a lease which expires on the 08 October 2022 at a rent of £49,000 per annum.

Terms

Our client is seeking to assign the lease. A new lease is available from the landlord by separate negotiation.

Rating

We are advised that the Rateable Value for the property is £42,500 and the UBR for 2020/21 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.

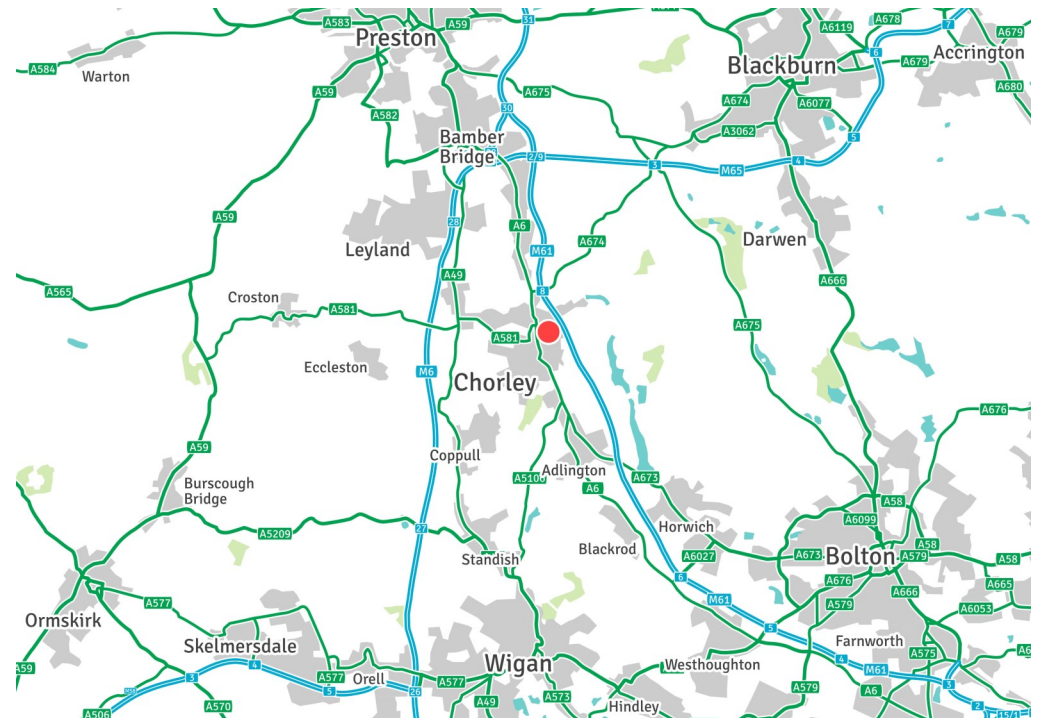


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