

# CHORLEY

Units 1-2 Flat Iron Parade, Market Walk

Retail/Leisure UNIT TO LET

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Location and Description

The property is part of the Market Walk Shopping Centre, prominently located fronting the Flat Iron car park and opposite the new extension including Reel cinema, Marks & Spencer.

## Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed. Subject to securing possession, otherwise available June 2023.

**Rental offers in the region of £42,500pax**

## Service Charge and Insurance

The current service charge - £12,100pa and insurance - £311pa

## Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,208	112.3
First floor	1,193	110.9

## Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:

Rateable Value - £  
UBR (2022/23) – 49.9p

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

## VAT and Costs

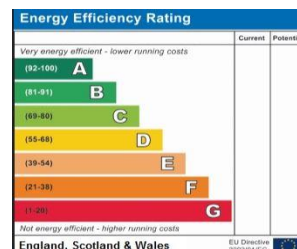
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

## EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

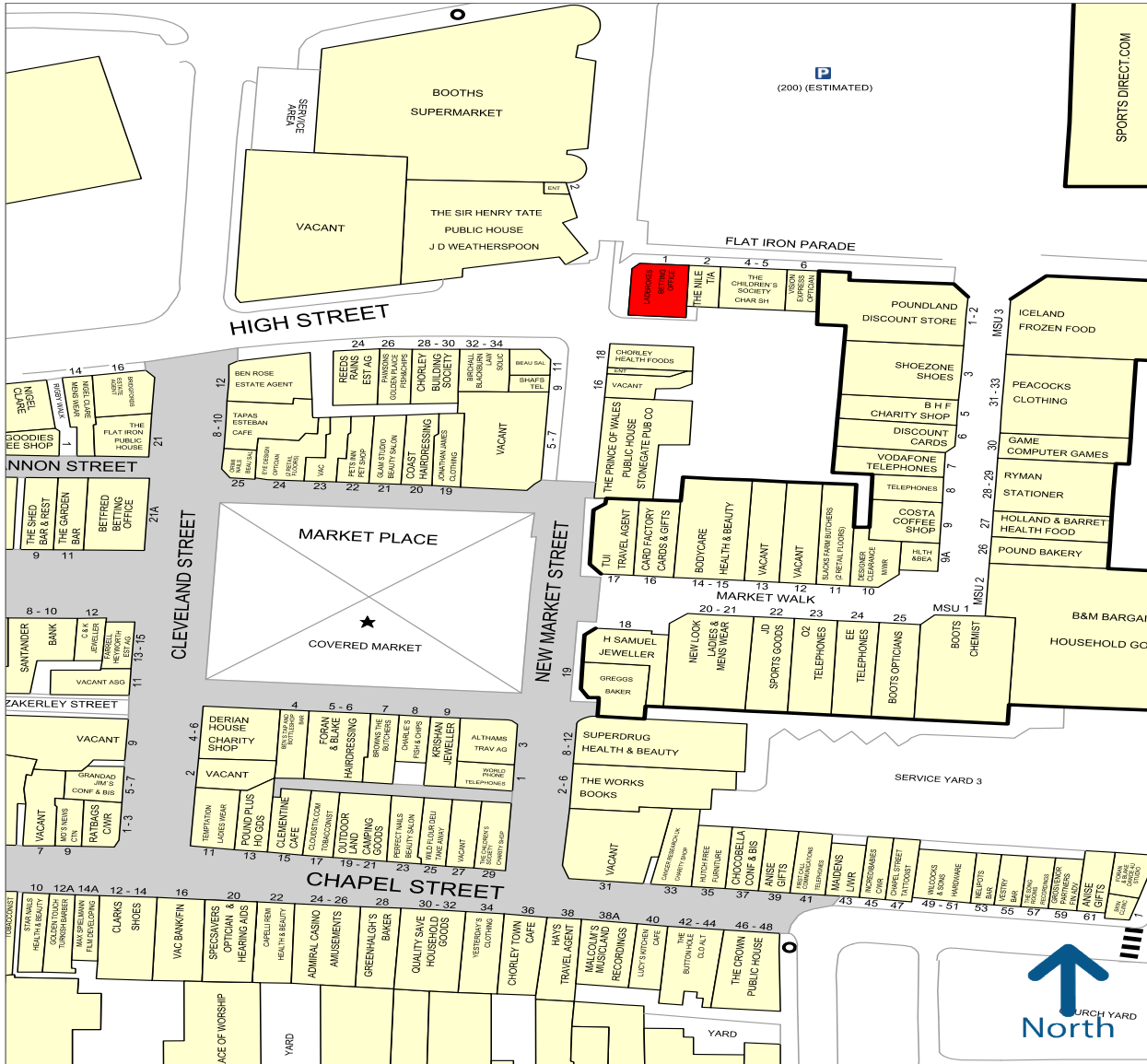
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**0161 260 0061**

# Retail/Leisure UNIT TO LET

Units 1-2 Flat Iron Parade, Market Walk



Chorley



50 metres

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December 2022. Subject to Contract.

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