

CHORLEY

Unit 30, Market Walk Shopping Centre, PR7 1DE

RETAIL UNIT TO LET

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The subject property is situated within the heart of the Market Walk Shopping Centre in Chorley town centre.

The unit occupies a prominent location in between Peacocks and Ryman, closeby to B&M Bargains, Costa Coffee, Iceland and Holland and Barrett.

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.

Rent upon application.

Service Charge and Insurance

The current service charge - £5,556pa and insurance - £162pa

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,245	115.7
First floor	530	49.2

Business Rates

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

Rateable Value - £21,500

UBR (2023/24): 49.9p

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

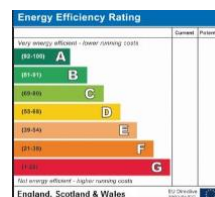
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

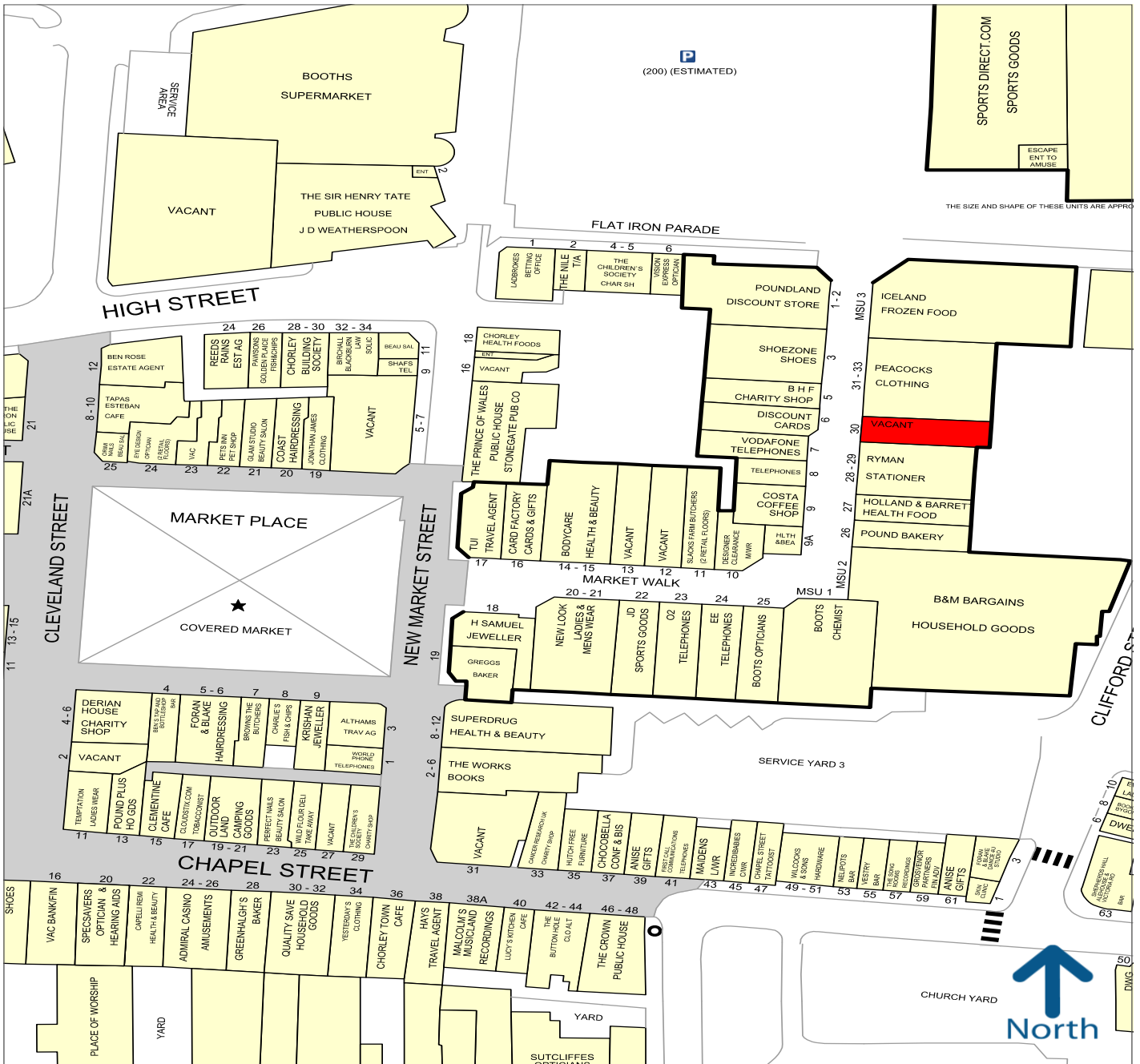
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Chorley



50 metres

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January 2023. Subject to Contract.

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