

FLEXIBLE
TERMS*

VICTORIA BUILDINGS

- Pedestrianised streets
- Modern town centre retail units
- Considerable footfall
- Nearby retailers include: Dorothy Perkins, Specsavers Clarks Shoes and William Hill



RETAIL UNITS TO LET

Chapel and Cleveland Street, Chorley, Lancashire, PR7 1BN



LCP

01384 405631
www.lcpproperties.co.uk



Total
Development
8,754
SQ.FT
(813 SQ.M)

Current
Total Units **5**



Five retail units close to indoor market in popular market town of Chorley with a growing population.

The premises occupies a prominent and highly visible position in the traditional prime retail area of the town close to the covered market with considerable footfall along pedestrianised streets.

Services

All mains services are available.

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Terms

Flexible terms can be negotiated.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Rates

Interested parties are advised to make their own enquiries with the local authority.

VICTORIA BUILDINGS

Available Units
To be Refurbished

1 Victoria Buildings

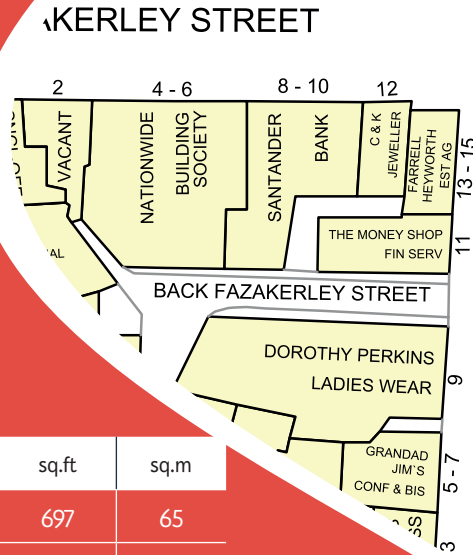


AREAS (approx. NIA)	sq.ft	sq.m
Ground floor	697	65
TOTAL	697	65
RENT	£14,000 per annum	
ENERGY PERFORMANCE	C-72	
RATEABLE VALUE	TBC	

Rateable Value is subject to change in April 2023.

Possible Uses

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



Market Place

Cleveland Street is off Chapel Street with the premises close to the covered market.

Chorley's Flat Iron Market has been established for hundreds of years and takes place every Tuesday with a wide range of market stalls and remains at the heart of the town. There are plans underway to extend the market and to boost other shopping facilities to include a cinema complex, new retailers, and restaurants.

VICTORIA BUILDINGS

Location

Chorley is a popular and historical Lancashire market town, with its wealth coming primarily from the cotton industry. Chorley's residents enjoy easy access to Preston, Manchester, Wigan, and Southport, with the M61 and M6 just minutes from the centre and the historic Roman A6 road running through the middle. This is a thriving market town with a population of approximately 34,000.

Transport Directions

Chorley is located in the heart of the North West just minutes from the M61, M6 and M65.

By rail – Services regularly stop at Chorley from Manchester and Blackpool and the Lake District. The markets are a short walk away from the railway station.

By bus – The town is well served by buses with direct links from Bolton, Preston and Blackburn. The markets are within a five minute walk from the bus station.

By car – Chorley is easily accessible from the north and south off junction 8 of the M61. Follow the signs for the town centre where there are several cheap car parks with three hours parking for as little as £1.



Viewing

Strictly via prior appointment with the appointed agent:



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*Terms and conditions apply - Ask for details. **Potential occupiers to make own enquiries to clarify accuracy of data.

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