

1000
sq
ft

RETAIL UNIT

2,558 sq.ft (238 sq.m)

- Double fronted shop front with return frontage
- Town Centre location
- Nearby retailers include Dorothy Perkins, William Hill, Clarks and Specsavers



4-6 Victoria Buildings, Cleveland Street, Chorley, PR7 1BH



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DESCRIPTION

Double fronted premises occupying a prominent and highly visible Town Centre position in the traditional prime retail area where there is considerable footfall along the pedestrianised streets.

Sales Shop 11m x 12.2m (36'3 x 40'4) with recessed double entrance door, disabled WC and staircase to the first floor

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	1,395	130
First Floor Ancillary	1,163	108
TOTAL	2,558	238



LOCATION - PR7 1BH

Unit adjacent to the central outdoor market in popular market town of Chorley with a growing population.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

TERMS

The premises are to let on a new lease for a term to be agreed.

PLANNING

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

LEGAL COSTS

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



VIEWING

Strictly via prior appointment with the appointed agents:



T: 01257 266999
E: info@petergilkes.co.uk
W: www.petergilkes.co.uk



01384 400123
www.lcpproperties.co.uk
Ian Lloyd
M: 07741 726428
E: ILloyd@lcpproperties.co.uk