

To Let



Stylish First Floor Studio Accommodation

410 SQ FT (38.09 SQ M)

📍 FIRST FLOOR, 41-43 MARKET STREET, CHORLEY, PR7 2SW

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Turner Westwell
Commercial Agents

KEY FEATURES

- Immaculate first floor accommodation
- Suitable for a range of uses, including hair and beauty, treatment studio, studio offices, arts and crafts, creative design, etc
- Located in the heart of Chorley Town Centre
- Situated within easy walking distance of Town Centre Long and Short Stay car parking
- Close to Chorley Train & Bus Stations
- On street parking opposite (1 hour)
- Inclusive rental package
- Cost certainty for occupier
- Business Grant Schemes available from Chorley Council
- £7,500 per annum (£625 pcm)



LOCATION

The property is located prominently upon Market Street within Chorley Town Centre. There are a number of amenities within walking distance of the property, including shops, cafes, bars and restaurants. Nearby occupiers include The Post Office, NatWest and Halifax banks. In addition, there are a number of local and independent retailers, including Chorley Covered and Chorley Tuesday Markets, which operate 150 stalls each Tuesday. Chorley Council provide over 1,200 car parking spaces in the Town Centre, all of which are within an easy walking distance of the subject property.

DESCRIPTION

The property comprises a well presented and traditionally constructed three storey mid-terraced property. The premises have recently been extensively refurbished by the current owner, who occupy the ground floor themselves, for their ladies fashion boutique business.

The available space is situated on the first floor and provides for superb, open-plan accommodation, stylishly presented and suitable for a range of occupiers, including hair and beauty, studio offices and other collaborative uses, such as ladies fashion, arts and crafts and creative organisations.

There are communal welfare facilities including separate male and female WCs on the first floor, plus kitchen at second floor level.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
First Floor	38.09	410

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. The accommodation has recently been fitted with a new Comfort cooling air conditioning system. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Internal Repairing Lease for a term of years to be agreed.

RENTAL

£7,500 per annum (£625 per calendar month). The rental is inclusive of heating and lighting, cleaning of common areas and building insurance. The Tenant is to apply for their own Small Business Rates Relief.

VAT

VAT is not applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority. 100% Business Rates Relief will be available for qualifying occupiers who will need to make their own Small Business Rates Relief application direct with Chorley Council.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

BUSINESS GRANT SCHEME

Occupiers may be eligible for a Business Grant from Chorley Council. Interested parties are to make their own enquiries direct with the council. Please visit <https://www.chorley.gov.uk/businessgrants> for further information.

EPC

The property has an current Energy Efficiency Rating of D. The certificate is valid until 2nd October 2025. A full copy of the Report is available upon request.

76-100

D

84 D

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Joint Managing Director

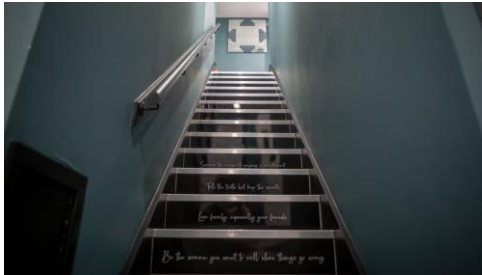
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