

CHORLEY

9 CLEVELAND STREET

PRIME SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location opposite the covered market with nearby multiple retailers including **BetFred, Money Shop, Claires Accessories, Clarks, William Hill, Specsavers** and **Greenwoods**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Gross frontage	30'4"	9.2 m
Return frontage	40'6"	12.3 m
Internal width	27'5"	8.3 m
Shop depth	86'2"	26'3 m
Ground floor sales	2,014 sq ft	187 sq m
First floor staff/storage	2,355 sq ft	218.8 sq m

NB – the above areas have been provided by our joint agent.

The property benefits from rear servicing via Back Fazakerley Street.

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£42,500** (forty two thousand five hundred pounds) p.a.x.

ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

Rateable Value	£31,250
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£15,531

For verification purposes prospective tenants are advised to make their own enquiries with Chorley Borough Council (01257 515151).



EPC

The property has a rating of E105 . A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

Joe Assalone of Robert Pinkus

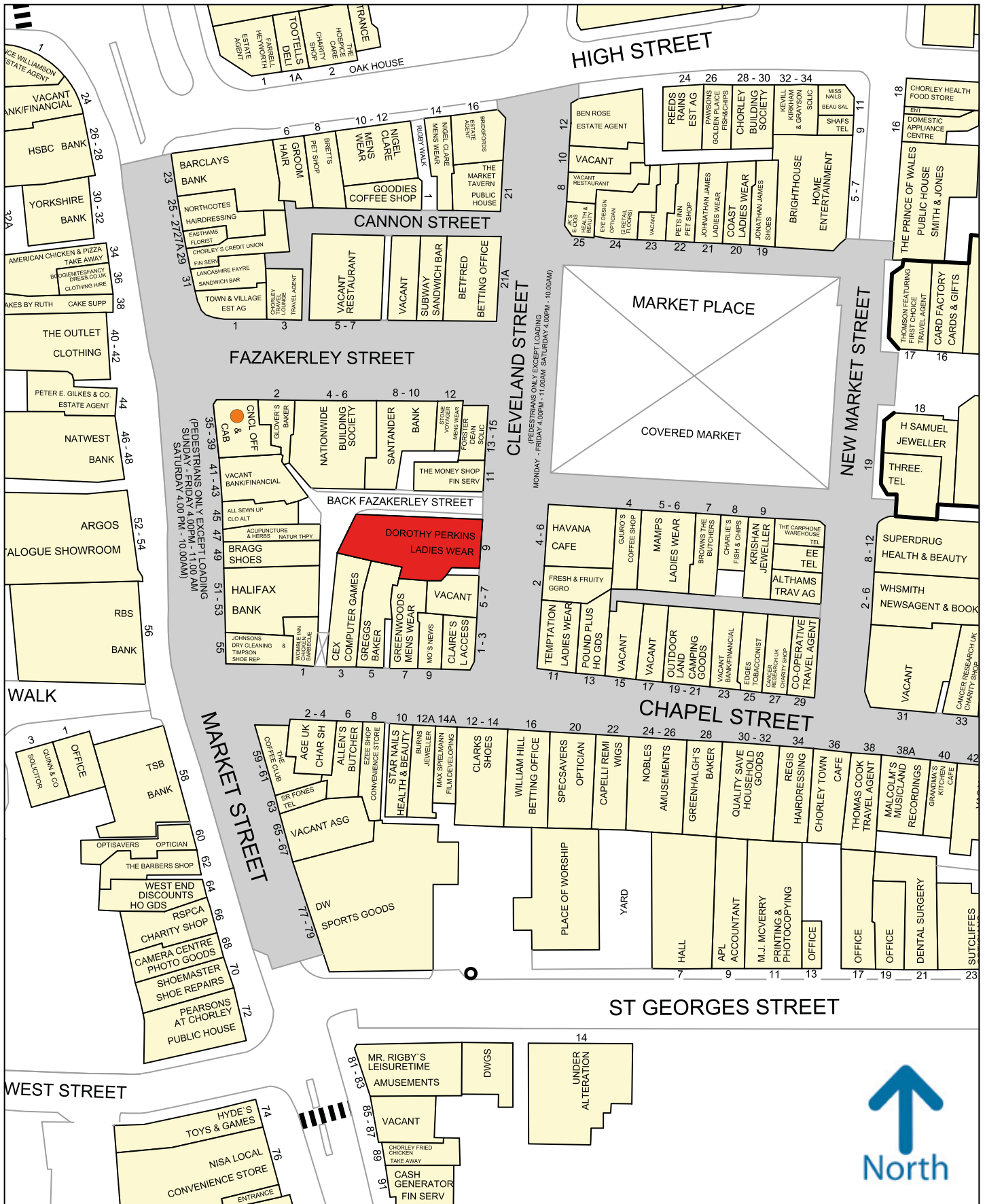
Tel: 01772 769000

E-mail: joe@pinkus.co.uk

SUBJECT TO CONTRACT

HWO/eaw/090317

Tel: 01244 403444



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