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incorporating Irvine Taylor

**FOR SALE
(MAY LET)**



RETAIL WAREHOUSE/TRADE COUNTER PREMISES

881.8 m² (9,491.1 ft²)

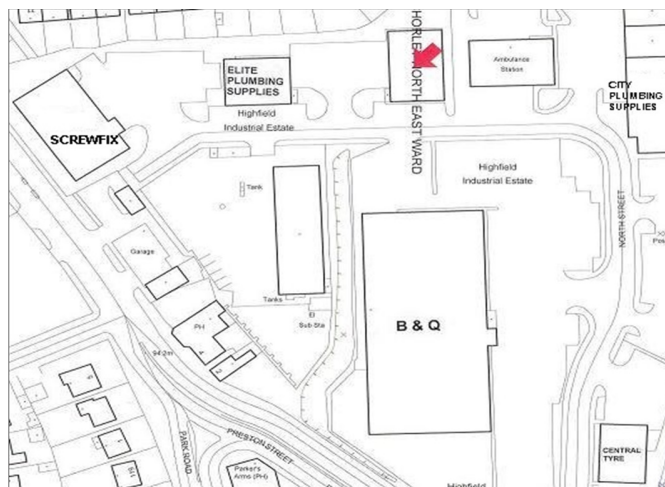
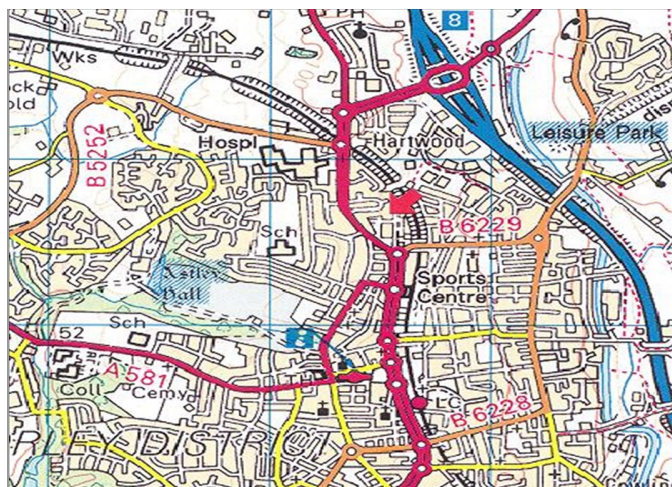
**22 North Street
Highfield Industrial Estate
Chorley
PR7 1QD**

- Excellent showroom facility
- Superb trading position
- On site car parking
- Good access to both Chorley Town Centre and M61 motorway
- Reduced asking price

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Location

Situated in a good position within the Highfield Trading Estate on the edge of Chorley town centre. The estate benefits from a significant frontage to Preston Road (A6) the main peripheral route to and from Chorley town centre.

Access to the wider motorway network is close by with junction 8 of the M61 only 1 mile to the north of the property and the intersection of the M6, M61 and M65 motorways within a 5 mile radius.

The subject premises are centrally located within the estate overlooking the main car park of the adjacent B & Q store. Other nearby occupiers including Screwfix, Elite Plumbing Supplies, City Plumbing Supplies, Central Tyre and Aldi.

Description

The premises comprise a self-contained retail warehouse with ground floor sales accommodation and a substantial mezzanine suitable for either additional sales or ancillary purposes.

Designated customer car parking is provided to the front of the premises with this elevation having a glazed frontage together with the added protection of security roller shutters. There is a service yard and vehicle access door for deliveries to the side of the building.

Accommodation

The accommodation extends to the following approximate gross internal areas:-

	m ²	ft ²
Ground floor	452.1	4,866.4
Mezzanine	429.7	4,624.7
Total	881.8	9,491.1

Services

It is understood that main connections to gas, 3-phase electricity, water and drainage are available at, or in the vicinity of, the property.

Rating Assessment

The premises have a Rateable Value of £37,000.

Interested parties are, however, recommended to make their own separate enquiries of the local rating department at Chorley Borough Council (tel. 01257 515151).

Planning

The premises have an existing permitted use for the sale of most non-food goods under Class A1 of the Use Classes Order 1987 (as amended).

Interested parties should, however, make their own enquiries with the local planning authority, Chorley Borough Council (tel. 01257 515221).

Tenure

The premises are available by way of new full repairing lease for a term of years to be agreed.

Alternatively, our clients will consider a sale of the property.

Asking Rental

On application.

Asking Price

£575,000

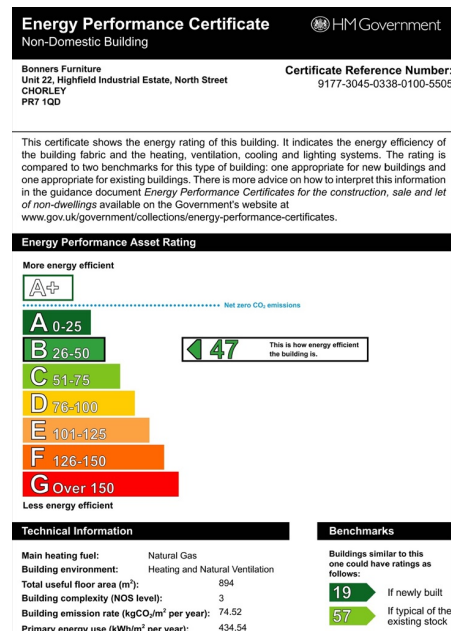
Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

Energy Performance Certificate



Legal Costs

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

Enquiries

Via the joint agents:-

Enquiries

Eckersley

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