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**TO LET
(MAY SELL)**



RESTAURANT PREMISES

130.6 m² (1,405 ft²)

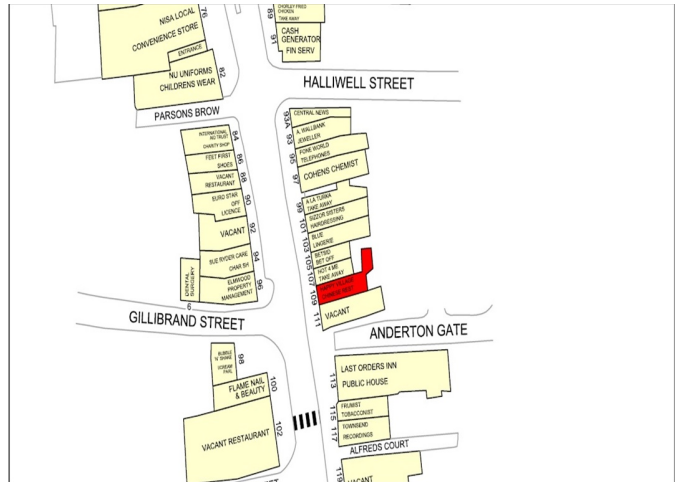
**109 Market Street
Chorley
Lancashire
PR7 2SQ**

- Prominent position
- Town centre situation
- Restaurant accommodation over ground and first floors
- Suitable for a variety of uses (STPP)

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 LA1 1EX



Location

The premises are situated in a prominent position fronting Market Street close to its junction with Anderton Street within Chorley Town Centre. The vicinity comprises a range of both national and independent retailers and has benefited from redevelopment within the locality in recent years. Occupiers in the immediate vicinity include Flame Hair & Beauty, Pizza Hut Delivery, Betsid, Sue Ryder, Zorba Take-away and Cohens Chemist.

Description

The premises comprise a two-storey mid-terraced building of conventional brickwork construction beneath a slate roof covering. Internally the predominantly open plan accommodation is provided over ground and first floors together with a bar, kitchen and preparation area to the rear of the ground floor. Male and female customer WC facilities and an ancillary store/office are provided to the rear of the first floor. Additional storage is available in a separate building to the rear.

We understand that the previous occupier traded the premises as a Cantonese restaurant serving approximately 74 covers over ground and first floors.

Accommodation

The accommodation extends to the following approximate Net Internal Areas (NIA):-

	m ²	ft ²
Ground Floor		
Restaurant and bar	59.86	644
Kitchen and preparation areas	23.92	257
First Floor		
Restaurant and store/office	46.78	504
Total	130.56	1,405
External store (gross internal area)	20.41	219.7

Services

We understand that the property is connected to mains electricity, gas, water and drainage facilities.

Rating Assessment

The premises currently have a Rateable Value of £12,000 albeit the assessment included within the Draft Rating List to take effect on the 1 April 2017 is reduced to £10,750.

Interested parties are recommended to their own enquiries with Chorley Borough Council, telephone: 01257 515151.

Planning

The premises presently benefit from planning consent for use as a restaurant under Class A3 (Restaurants and Cafés) of the Use Classes Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of Chorley Borough Council, telephone: 01257 515221.

Tenure

Freehold.

Asking Rental/Price

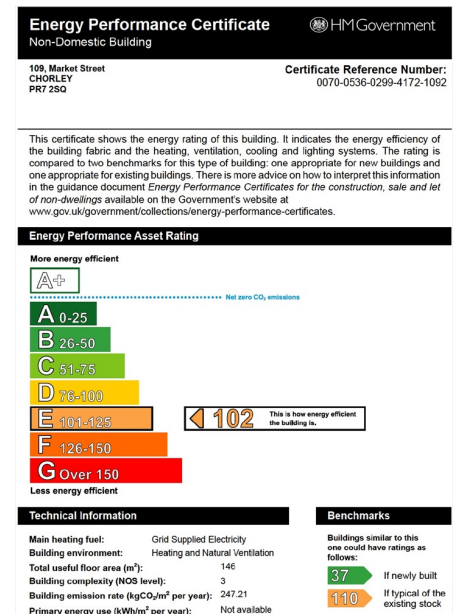
The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rental of £11,000 per annum exclusive.

Alternatively we are seeking offers for the freehold interest in the region of £120,000.

Photographs and Plans

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

Energy Performance Certificate



VAT

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

Legal Costs

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

Enquiries

Strictly by appointment with the sole agents,
Eckersley
 Telephone: 01772 883388
 Contact: Mary Hickman
 Email: mh@eckersleyproperty.co.uk