



## SITUATION

Located in the main town shopping area and occupying a corner position at the junction of Cleveland Street and Chapel Street, amongst such multiples as **Clarks**, **Specsavers**, **William Hill** and **CEX**. In addition, the property is close to the covered market. Chorley is an attractive market town which lies 10 miles north-west of Bolton, 8 miles south of Preston, enjoying easy access to the M6 (Junction 28) and the M61 (Junction 8).

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage (Cleveland St)	27'11"
Gross Frontage (Chapel St)	16'1"
Area	Approx. 558 sq ft

### First Floor

Ancillary Area	Approx. 505 sq ft
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### Second Floor

Ancillary Area	Approx. 481 sq ft
WC	

<b>Total Area</b>	<b>Approx. 1,544 sq ft</b>
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**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



**Note 1: The property was previously let to a clothing retailer at £15,000 p.a.**

**Note 2: There may be potential to convert the upper part into residential use, subject to obtaining the necessary consents.**

**Note 3: Refer to the Auctioneers for the video tour of the property.**

# Vacant Corner Building

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

DKLM LLP

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