



SITUATION

Close to the junction with High Street in the heart of the town centre, adjacent to both **CPS Store/Post Office** and **NatWest**, opposite **Halifax** and nearby other multiples such as **Santander**, **Cex**, **Johnsons** and more.

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 semi-detached 'Art Deco' style building, comprising a **Large Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** on the first floor. The property includes a goods lift and benefits from a rear delivery bay.

ACCOMMODATION¹

Ground Floor Retail Unit

Gross Frontage	48'4"	
Sales/Storage Area	Approx.	8,082 sq ft

First Floor

Storage Area	Approx.	7,559 sq ft
WCs		

Total Area	Approx.	15,641 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Worthington Brougham Furniture Limited as a Furniture Showroom** (visit: www.wbfurniture.co.uk) for a term of 10 years from 25th August 2023 at a current rent of **£43,500 per annum** exclusive.

Rent Review and Tenant's Break August 2028

Note: There is a £10,750 Rent Deposit held.

£43,500 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

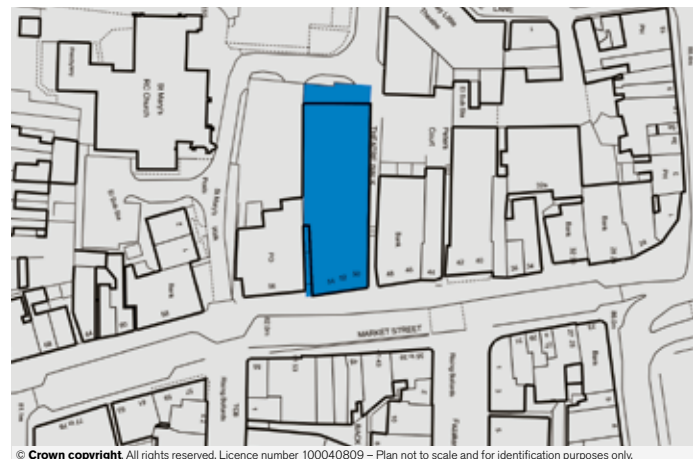
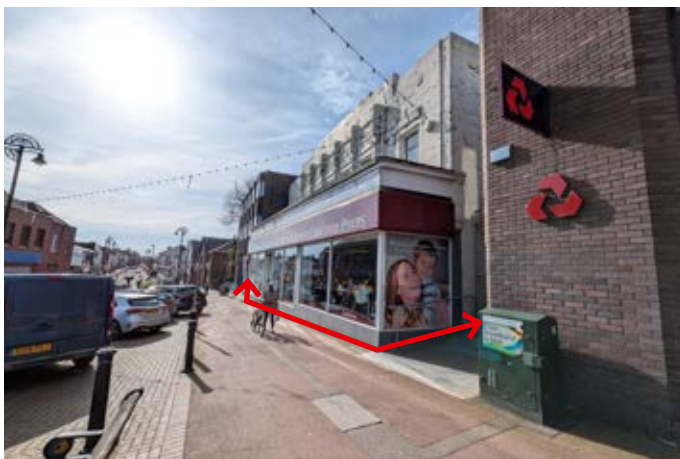
Vendor's Solicitors

DKLM LLP

Tel: 020 7549 7888 Ref: James Brock

Email: j.brock@dklm.co.uk

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'**



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