



M

UNIT 5

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Victoria Buildings, Chapel Street
Chorley, PR7 1BN

Local Occupiers Include



Barnardo's
Clarks

VICTORIA BUILDINGS

UNIT 5

DESCRIPTION

Two storey retail property set beneath a pitched and slated roof covering. Internally, the accommodation, which extends to approximately 167.85 sq m (1,807 sq ft), is arranged over ground and first floor levels and provides for open plan retail at ground floor level, with the potential for retailing offices/storage at first floor.

The property is presented to a reasonable standard throughout and is ready for internal occupation by the Tenant. Both WC and kitchen facilities are located at first floor level.

The property is a well-presented, traditional retail premises, however, may also suit alternative uses, such as professional office accommodation (professional services, such as accountant, mortgage advisor, etc).

UNIT SIZE

Ground Floor: 992 sq.ft (92.1 sq.m)

First Floor: 815 sq.ft (75.7 sq.m)

Total Area: 1,807 sq.ft (167.8 sq.m)

RENT

£20,000 + vat.

BUSINESS RATES

Rateable Value: £18,250 (1st April 2026)

SERVICES

All mains services are available.

SERVICE CHARGE

Service Charge: £3,591 + vat.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

E-Class (Commercial, Business & Service). The property may suit a range of uses. Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



5

Retail Units On-Site



7,685 sq.ft

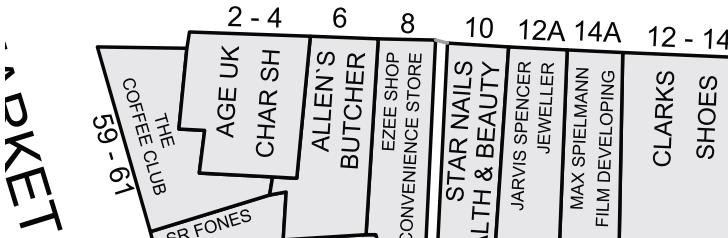
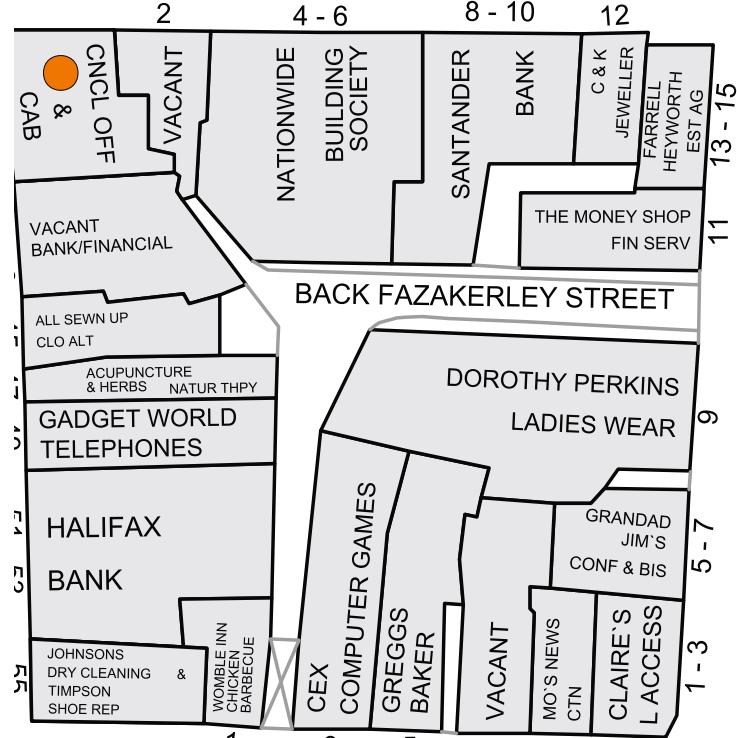
Total Area



What Three Words
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VICTORIA BUILDINGS

FAZAKERLEY STREET



SITE PLAN



Kristien Neve

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Viewing

Strictly via prior appointment with the appointed agent



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