



**M**

**UNIT 5**

///shins.city.create

Victoria Buildings, Chapel Street  
Chorley, PR7 1BN

Local Occupiers Include

Specsavers

Clarks

Barnardo's

### 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 ingoing 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  
shins.city.create

# SITE PLAN



07778 140729  
KNeve@lcpproperties.co.uk

Strictly via prior appointment  
with the appointed agent

**TW** Turner Westwell  
Commercial Agents  
01257 441474 | [www.turnerwestwell.co.uk](http://www.turnerwestwell.co.uk)

07393 799 957  
nathan.broughton@turnerwestwell.co.uk

07799 644 166  
adam.westwell@turnerwestwell.co.uk