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## PROMINENTLY SITUATED PREMISES

117.7 m<sup>2</sup> ( 1,267 ft<sup>2</sup> )

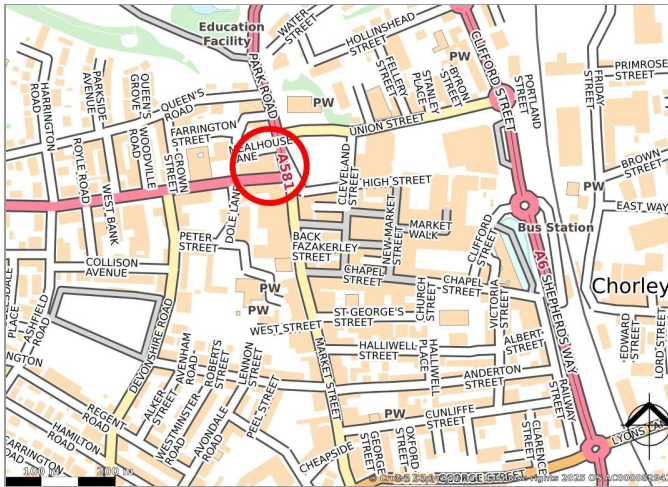
**24 Market Street  
Chorley  
PR7 2TD**

- Ground Floor Lock-Up Retail Unit
- Open Plan Sales Accommodation
- Suitable For A Variety Of Uses
- Accessible Location
- Available from July 2025

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 LA1 1ET



## Location

The property is prominently situated in the centre of Chorley fronting Market Street at its junction with St Thomas's Road (A581), which is a busy vehicular route through the town, and therefore benefits from a good level of both passing vehicular traffic and pedestrian footfall.

Chorley Town Hall is located on the opposite side of St Thomas's Road with Market Walks, the town's main shopping centre, also in close proximity.

## Description

The premises comprise a ground floor lock-up retail unit, which forms part of a larger two storey building, and benefits from an extensive glazed display window to the Market Street frontage. The unit offers predominantly open plan sales accommodation to the front together with staff kitchen and WC facilities to the rear.

Externally, the property has the benefit of a good sized rear enclosed yard.

## Accommodation

The unit extends to an approximate Net Internal Area (NIA) of 117.7 m<sup>2</sup> (1,267 ft<sup>2</sup>).

## Services

It is understood the property has mains connections to electricity, water and drainage and has the benefit of comfort cooling.

## Rateable Value

The premises have a Rateable Value of £18,500.

Interested parties should make their own enquiries of the local rating authority, Chorley Borough Council ([www.chorley.gov.uk](http://www.chorley.gov.uk)).

## Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority, Chorley Borough Council ([www.chorley.gov.uk](http://www.chorley.gov.uk))

## Tenure

The premises are available from July 2025 by way of a new internal repairing and insuring lease with the tenant also being responsible for all doors, windows and shopfront of the property for a term of years to be agreed.

## Asking Rental

£22,500 per annum exclusive.

## VAT

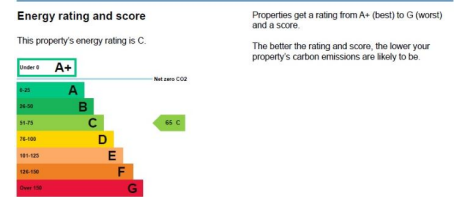
All figures are quoted exclusive of, but may be subject to, VAT at the standard rate.

## Energy Performance Certificate

Arnold and Philips 24 Market Street CHORLEY PR7 2TD	Energy rating <b>C</b>	Valid until 30 December 2031
		Certificate number 5141 0861 3018 5237 7508

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	150 square metres

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.



## Photographs and Plans

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

## All Enquiries

Please contact the sole agents:

### Eckersley

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Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)