

Madison Commercial

Commercial Property Consultants

FOR SALE

SINGLE-STOREY RETAIL UNIT WITH
DEVELOPMENT POTENTIAL

180 DEVONSHIRE ROAD, CHORLEY PR7 2BY

1,070 ft² (99 m²)



Situation:

Situated just to the west of Chorley town centre, fronting Devonshire Road, within a short distance of the junction with St Thomas's Road (A581). The property lies within an area of mixed uses, including Abrams Ashton Accountants, residential, Chorley Theatre etc.

Tel: 0161 877 1660

Description:

Single-storey retail unit previously used as a pharmacy. Probably dating from the 1950's the front part of the property is brick-built beneath a flat roof, whilst to the rear is an older section beneath a pitched felt covered roof.

The accommodation comprises sales area, office, staffroom, kitchen & WC's. Fitted out with suspended ceilings, recessed lighting, panelled walls and vinyl flooring. 1,070 sq ft approx (99.4 sq m).

Potential for residential redevelopment (subject to planning approval).

Terms:

Offered for sale freehold at £150,000, subject to contract.

Rates:

We are advised that the unit has a Rateable Value of £7,900 within the 2023 Valuation List, producing payable rates of £3,942 pa for 2023/2024. Eligible parties will be entitled to full Business Rate Relief, but please check all figures and check your entitlement with Chorley Borough Council.

Total Floor Area	1,070 ft2 (99 m2)
Rates	GBP 3,942 p/a
Price	GBP 150,000

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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