

To Let



Chorley

Unit 7 Market Walk, Union Street

Total Area: 17,416 sq ft (1,618.02 sq m)

Rent on Application

Location & Description:

- Unique leisure opportunity in the heart of Chorley town centre.
- The unit is currently fitted, offering a fully equipped bar, bowling lanes and mini golf course, along with other entertainment activities. The unit would be suitable for a range of other leisure uses with good floor to ceiling height throughout.
- The unit is located in prime position on Market Walk, with great visibility from the wider town centre. The property also boasts strong access links, with low-cost parking onsite and excellent public transport routes.
- Nearby occupiers include a 6 screen Reel Cinema, Calico Lounge, Luciano's Bistro, Sports Direct, Anytime Fitness, M&S Foodhall and Booths.

Demise:

Ground Floor	960 sq ft	(89.17 sq m)
First Floor	15,799 sq ft	(1,467.78 sq m)
Mezzanine	657 sq ft	(61.07 sq m)
Total	17,416 sq ft	(1,618.02 sq m)
Floor to ceiling heights:	7.70 m – 10.00 m	

Rent:

Available upon request.

Lease:

A new eFRI lease for a term of years to be agreed.

EPC:

Energy Performance Rating Assessment – A.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £77,500.

Date Prepared:

February 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Simon Colley

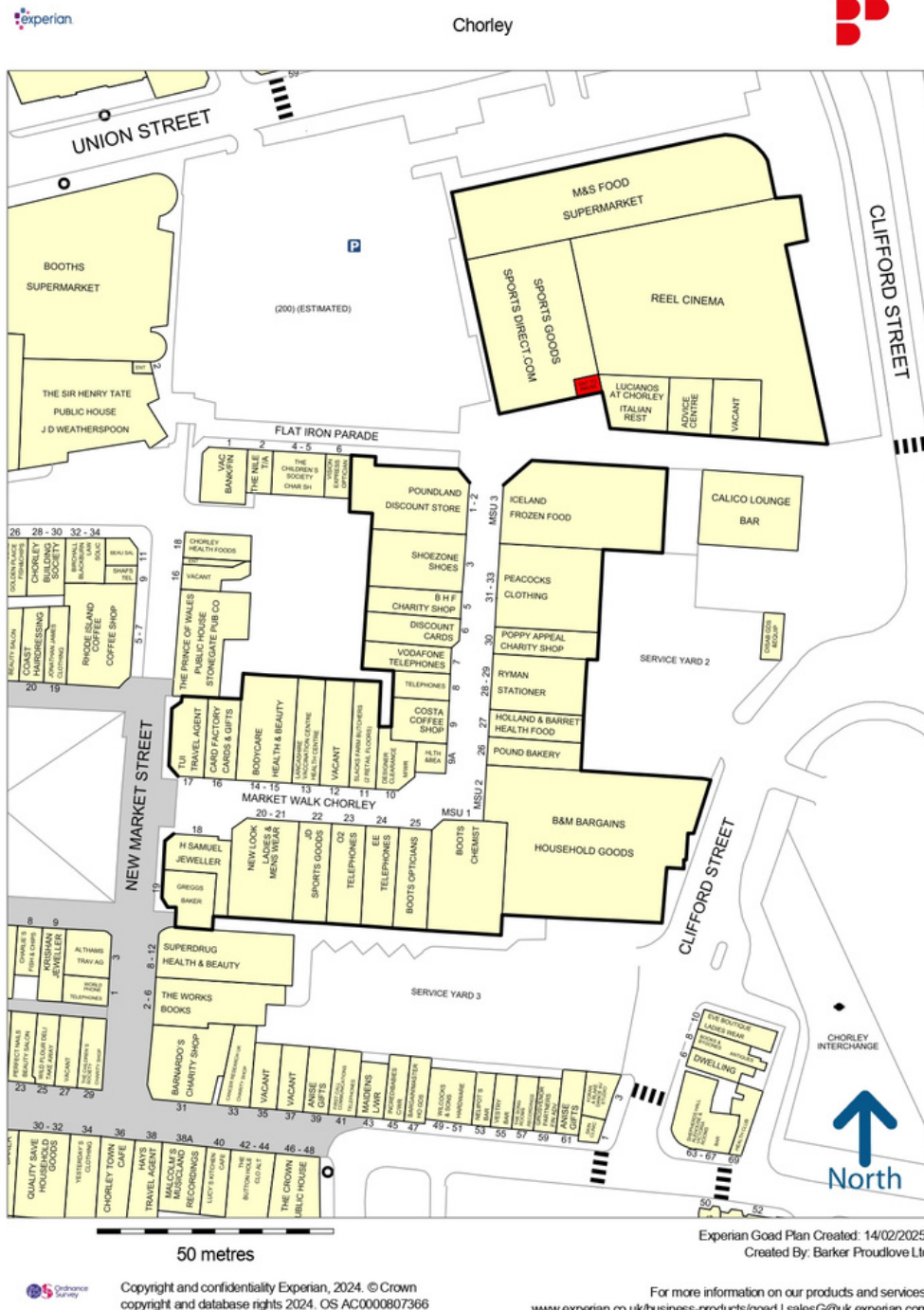
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