

To Let Cafe Opportunity



Chorley

The Lakeside Cafe, Bolton Road, Abbey Village, PR6 8BX

Ground Floor: 1,033 sq ft (95.97 sq m)

Outdoor Space: 1076 sq ft (99.96 q m)

Rent: £17,500 pax

Fully Fitted Cafe Opportunity

Location & Description:

- **Coffee shop opportunity located within Oak Royal Golf Club & Fishery on Bolton Road in the picturesque village of Abbey Village, which sits some 9 miles from Chorley.**
- **Excellent road links via Junction 3 of the M65 to M6 and M61.**
- **Nestled between fishing lakes and the golf course.**
- **Fully fitted and ready for immediate occupation.**
- **Outside seating available.**

Demise:

Ground Floor 1,033 sq ft (95.97 sq m)

Outdoor seating 1,076 sq ft (99.96 sq m)

Rent:

£17,500 per annum exclusive.

Lease:

A new FRI lease for a term to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £11,750.

Date Prepared:

September 2026

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:**Jessica Swain**

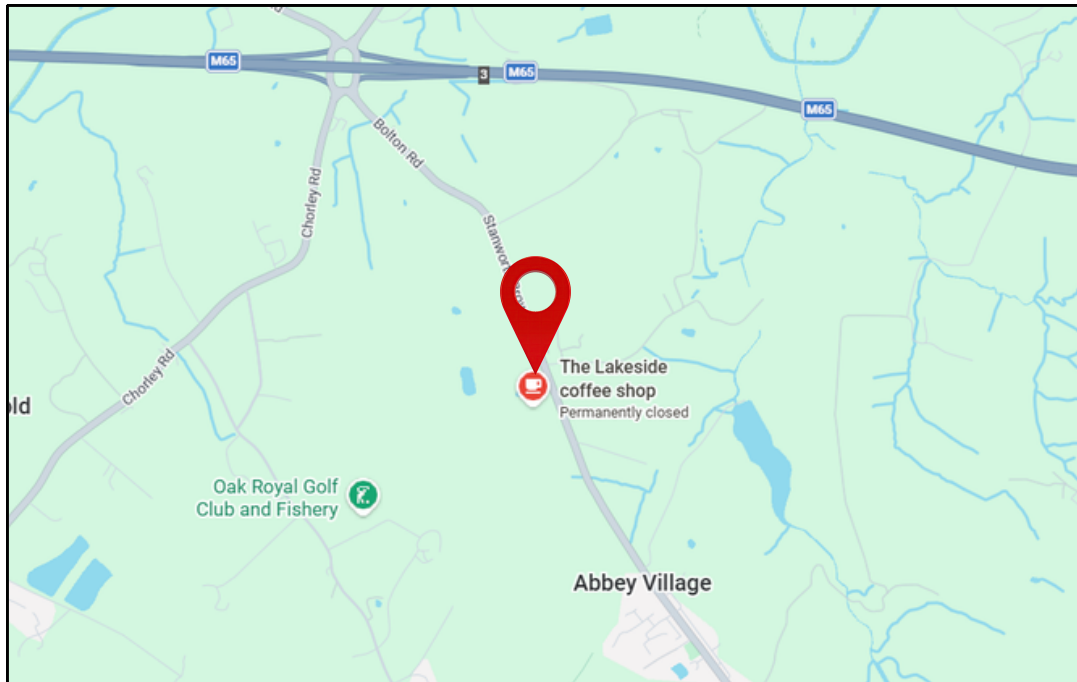
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