

HIGH STREET PROPERTY / CLASS E  
6-8 New Market Street, Chorley PR7 1BY



**Rent: £40,000 PA**  
**Ground Floor Area**  
2,840 Sq ft / 264 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Gary Crompton**

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**Location:**

The property occupies a strong location on the eastern side of the pedestrianised New Market Street, adjacent to the entrance to Market Walk Shopping Centre and facing the town's popular Market.

Neighbouring occupiers in the immediate vicinity include Superdrug, Greggs, Bodycare and New Look.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

January 2021

Subject to Contract

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2,840	263.84
First Floor	1,801	167.32

**Rent:**

£40,000 per annum exclusive.

**Tenure:**

The property is available by way of a new full repairing and insuring lease with terms to be agreed.

**Business Rates:**

The premises currently has a rateable value of £48,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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