



# SHOP PREMISES TO LET

9 Cleveland Street  
Chorley  
PR7 1BH

## LOCATION

Chorley is located approximately 25 miles North West of Manchester and 8 miles South of Preston. The town benefits from excellent road communications being situated on the A6 and close to junction 8 of the M61 motorway.

The property is prominently situated fronting Cleveland Street, overlooking the Market Square on a prime retail thoroughfare in the heart of the town centre. Multiple retailers in close proximity include Claire's Accessories, Clarks Shoes, Subway and Betfred.

## DESCRIPTION

The property comprises a two storey concrete frame building, with brick façade beneath a flat roof. The property provides open plan retail accommodation to the ground floor, with full width glazed frontage to both Cleveland Street and back Fazackerley Street. The first floor provides storage and staff facilities.

## FLOOR AREAS

Gross frontage	9.24 m	(30" 4)
Return frontage	12.34 m	(40" 6)
Internal width	8.36 m	(27" 5)
Shop depth	26.26 m	(86" 2)
Ground floor sales area	187.11 sq m	(2,014 sq ft)
First floor staff/storage	218.79 sq m	(2,355 sq ft)

## TERMS

A new full repairing and insuring lease for a minimum 5 year term.

## RENTAL

£42,500 per annum exclusive.

## RATES

£44,500 (2010 List)

Estimated rates payable 2013/2014 £20,960

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## VIEWING

Strictly by appointment

## CONTACT

Joe Assalone

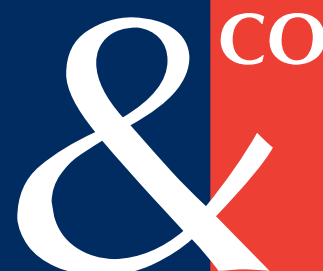
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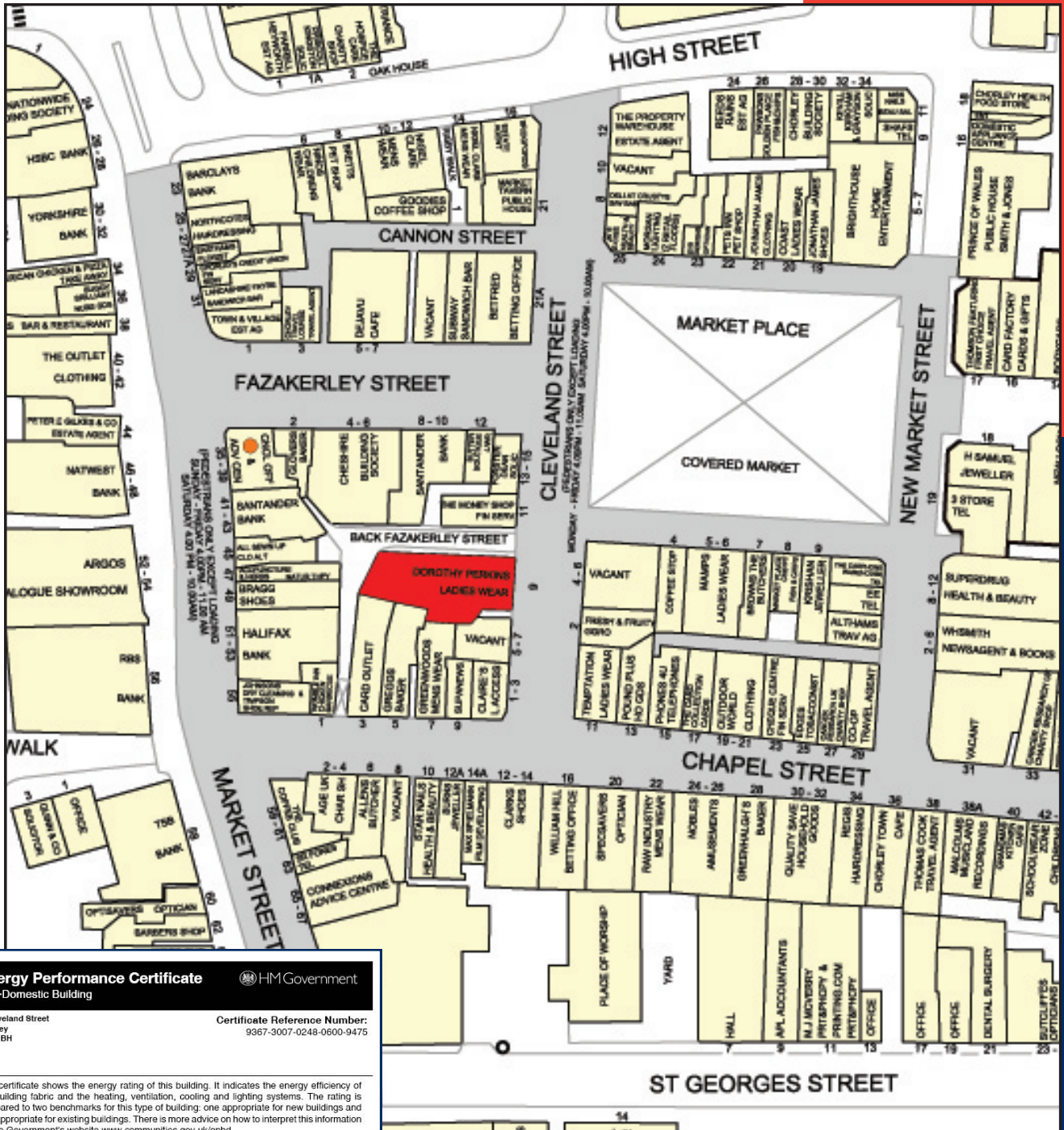
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**Energy Performance Certificate**



Non-Domestic Building

9 Cleveland Street  
Chorley  
PR7 1BH

Certificate Reference Number:  
9367-3007-0248-0600-9475

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **105** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 380  
Building complexity (NOB level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 145.4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**34** If newly built  
**90** If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

For full details of available commercial premises throughout the North West, please visit:

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

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