

# to let/may sell

Former Convenience Store (Due to Relocation)

268.3 m<sup>2</sup> (2,888 ft<sup>2</sup>) on a 0.3 Acre Site



152 Moor Road  
Chorley  
PR7 2LU

- Busy Main Road Frontage
- Low Site Coverage
- Development Potential STP
- Densely Populated Area
- Good On-Site Parking

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated along Moor Road, within a primarily residential area, to the south of Chorley Town Centre.

Moor Road is a busy route into Chorley from Coppull and also the M6 motorway. Chorley is a busy conurbation that is roughly equidistant between Wigan, Bolton and Preston.

## Description

We are delighted to offer for rent or sale a detached former Co-op Convenience Store, that has relocated into a new unit directly across the road with PFS.

The property comprises a single storey building that incorporates a substantial sales area, together with stores and staff amenities with wc facilities. The property is constructed of brick elevations and occupies a 0.3 acre total site area.

We consider that the property is most suitable for retail showroom type uses, restaurant, vets, medical or similar. It may also benefit from residential development potential, subject to planning.

The property enjoys a direct road frontage of 20m and benefits from substantial parking to the front and rear of the building and a wide driveway to the side, to enable convenient access and loading.

We understand there is a right of way in favour of the nextdoor property, immediately to the west of the subject property.

## Accommodation

Building	268.3 M <sup>2</sup>	2,888 ft <sup>2</sup>
Site Area	0.12 HA	0.3 Acre

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £26,000.

## Lease Terms & Rental

The entire property is available by way of a new Tenants full repairing and insuring lease, for a minimum 5 year term, incorporating periodic upward only rent reviews, at a commencing rental of £32,000 per annum exclusive.

## Asking Price

Alternatively, the Freehold may be available for purchase, at an asking price of offers over £400,000.

## Tenure

Freehold.

## VAT

The above asking price and rental is quoted exclusive of VAT, should it be applicable.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

**SUBJECT TO CONTRACT**

**EPC Score - Available on Request**

## E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.