



## For Sale/May Let - Commercial Premises Suitable for conversion

**180 - 182 Eaves Lane, Chorley, North West, PR6 0AU**

**1,617 ft<sup>2</sup> (150.22 m<sup>2</sup>)**

- Prominent Location along Eaves Lane
- Popular local retail area
- Suitable for a variety of uses
- Yard area to the rear

## Description

The subject property is a two storey end of terrace commercial premises which was previously used as a funeral Parlor.

The property provides a mix of open plan and cellular accommodation over ground and first floors. The property requires modification and refurbishment in part. It suits a variety of uses such as retail, office or conversion to residential use subject to the necessary planning consents.

There is a yard area to the rear which can be used for car parking or loading/unloading.

## Location

The property is located in a prominent position on Eaves Lane, which is in fairly close proximity to Chorley town centre. Eaves Lane connects both to the A6 and Junction 7 of the M61 motorway. The property is surrounded by a mix of other retailers and residential properties and there are a number of occupiers such as Tesco Express which is located further along Eaves Lane.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	955 sq ft
Lower Ground	661 sq ft
Total	1,617 sq ft

## Tenure

We understand the property is held freehold and all parties are recommended to undertake their own investigations in this regard.

## Rent and Lease Terms

£16,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The lease will be held on a full repairing and insuring lease for a term to be agreed.

## Price

Seeking offers of £180,000 on an unconditional basis – Subject to Contract

## Planning Use

Former Funeral Parlor - The property is suitable for a variety of alternative uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £8,200

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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