



For Sale Former Printers - Suitable for a variety of uses subject P.P.

22 Fellery Street, Chorley, North West, PR7 1EH

16,765 ft² (1,557.47 m²)

- Large Commercial Premises
- Close to Chorley Town Centre
- Excellent Transport Links
- Suitable for a variety of uses

Description

Industrial Mill type premises provides a mix of industrial and office accommodation arranged over ground and first floors. The property is suitable for a variety of uses subject to the necessary planning consents.

Location

The subject property is located on the periphery of Chorley Town Centre surrounded by a mix of Residential and Commercial users. The property is located on the corner of Fellery Street and Hollinshead Street which connects on to the A6. Here there is access to Chorley Town Centre and the surrounding areas along with access to the M61 Motorway.

The property is a short walk from Chorley Town Centre, including the Flat Iron Car Park, Booths Super Market and M&S Foodhall. Chorley Train Station can also be accessed within a 5 minute walk

Accommodation

We understand the property extends to 16,765 sq ft over ground and first floors.

We have been supplied these floor areas and we would recommend interested parties verify these sizes

Tenure

We understand the site is held freehold. We would recommend interested parties undertake their own investigations in this regard.

Price

Seeking offers over £600,000 on an unconditional basis - subject to contract

Planning Use

Use Class E - Alternative Use may be considered subject to planning consent.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £18,750

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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