



## 9 Cheapside

Chorley PR7 2EX

Commercial Premises  
39.40 SQM (424 SQFT)

**£7,800** per annum

- ❖ Well presented commercial accommodation
- ❖ Suitable for a variety of uses including professional services, therapists (subject to necessary consents)
- ❖ Well located for local amenities, parking and public transport

# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)

Additional Plans / Photos



Ground Floor



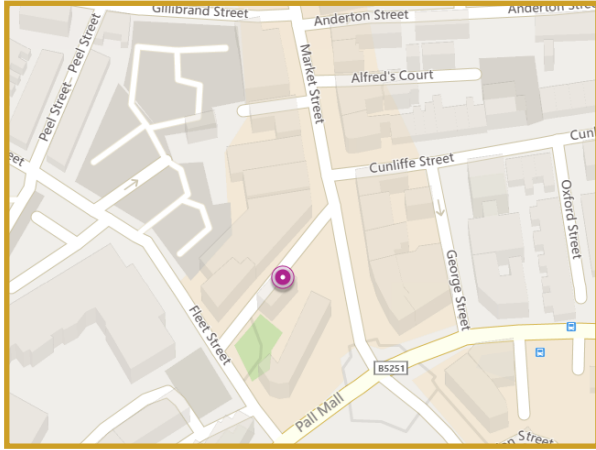
Ground Floor



Ground Floor



First Floor



### Location

The premises are situated on Cheapside off Market Street amongst other commercial users including restaurant, café and retail occupiers. The property is within a short walking distance to the main shopping area of the town centre and all local amenities as well as the local bus and train station. There is on street car parking on Cheapside and ample parking in the area generally.

### Description

The property comprises a self-contained pavement fronted commercial unit with accommodation at ground and 1<sup>st</sup> floor and is suitable for a variety of uses including office, professional services and therapists.

The ground floor provides open plan space with wash hand basin and understairs cupboard which also contains a further wash hand basin. Stairs lead to the 1<sup>st</sup> floor which opens onto a landing off which is a WC and a further office with windows to front elevation.

The accommodation is well presented with LED lighting and wall mounted electric heaters and the ground floor front elevation window benefits an electronically operated security shutter

### Accommodation

The available accommodation within the building is as follows:

|              | SQM   | SQFT |
|--------------|-------|------|
| Ground Floor | 21.80 | 235  |
| First Floor  | 17.60 | 189  |
| WC           | -     | -    |

### Services

We understand mains services are connected to the property to include mains water, drainage and electric. Water is apportioned on a pro-rata basis from the Landlords supply. Please note that neither service connections nor any appliances have or will be tested prior to completion

### Rateable Value

The property has the following entry in the 2023 Rating List. Interested parties should make their own enquiries with the Local Authority to see if they can benefit from small business rates relief.

|                    | Rateable Value | Estimated Rates Payable |
|--------------------|----------------|-------------------------|
| Offices & Premises | £3,250         | £1,631.75               |

N.B. Small business rates relief should apply for qualifying businesses.

### Rental

£7,800 per annum (£650 per calendar month)

### VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

### Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

### EPC

The property has a valid Energy Performance Certificate until February 2035 with a rating of B-36.

### Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

### Subject to Contract

Ref: AG0859 Oct 2025.

10 Beecham Court,  
Wigan, WN3 6PR

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#### Subject to contract

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