

## lot 18

12-14 Chapel Street  
Chorley, Lancashire PR7 1BW

Rent  
£32,000 per  
annum  
exclusive (1)

## Freehold Retail Investment

- Let to R Roberts & Son (Warrington) Limited t/a Clarks
- New 10 year lease renewal at a re-based rent (no breaks)

- Tenant in occupation since at least 2006
- Pedestrianised town centre location between Market Street and Market Walk Shopping Centre and close to the covered market



On Behalf of  
Receivers

**CBRE**

## Location

Miles: 28 miles north-west of Manchester  
29 miles north-east of Liverpool  
Roads: A581, A674, M61 (Junction 8)  
Rail: Chorley Railway Station  
Air: Manchester Airport

## Situation

The property is situated on the southern side of the pedestrianised section of Chapel Street, between its junctions with Church Street and Market Street. The property is located near to Market Walk Shopping Centre which houses occupiers including B&M Bargains, Iceland, Peacocks, Boots the Chemist, JD Sports and New Look. Branches of RBS, NatWest, Halifax, TSB and Santander banks are also located nearby. The covered market is situated nearby as is the Flat Iron public car park which is just a short walk away with parking for approximately 384 cars.

## Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	129.50 sq m (1,394 sq ft)	<b>R ROBERTS &amp; SON (WARRINGTON) LIMITED t/a Clarks</b>	Lease renewal for 10 years from 06/12/2016 (1)	£32,000 (1)	07/12/2021 (05/12/2026)
First	Ancillary	83.90 sq m (903 sq ft)				
Second	Ancillary	80.80 sq m (870 sq ft)				
<b>Totals</b>		<b>294.20 sq m (3,167 sq ft)</b>			<b>£32,000</b>	

(1) The tenant currently occupies the property on a 10 year lease from 6th December 2006 until 5th December 2016 at a current rent of £46,000 p.a.x. Heads of Terms have been agreed for a new 10 year lease from 6th December 2016 at a re-based rent of £32,000 p.a.x. and is in solicitors hands due to complete imminently. The tenant is to benefit from a 6 month rent free period from completion of the lease. The seller has agreed to adjust the completion monies so the property will produce £32,000 p.a.x. from completion of the sale.

## For further details please contact:

**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854  
Email: jo.seth-smith@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

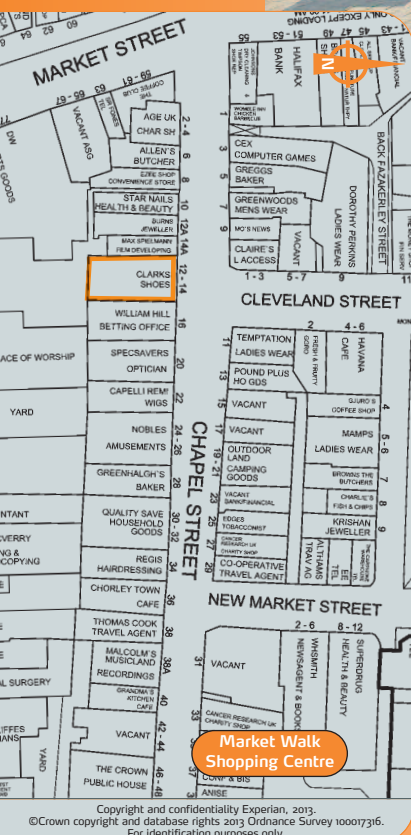
## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

**DENTONS**

## Seller's Solicitors:

**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds LS12 2HL  
Tel: +44 (0)113 283 2694  
Email: emma.collins@walkermorris.co.uk  
Ref: Emma Collins



Market Walk  
Shopping Centre