



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	187.11 sq m (2,014 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LIMITED (1)	3 years from 24/06/2017 on a full repairing and insuring lease	£40,000	23/06/2020
First	Ancillary	218.79 sq m (2,355 sq ft)				
Totals		405.90 sq m (4,369 sq ft)			£40,000	

(1) Dorothy Perkins opened its first store in 1939 and now operates from around 400 stores throughout the UK. For the year ending 27th August 2016, Burton/Dorothy Perkins Limited reported a turnover of £10,971,000, pre-tax profits of £199,000 and a net worth of -£272,000 (Sources: www.dorothyperkins.com and Experian Group 07/09/2017).

Key Details

- Let to Burton/Dorothy Perkins Properties Limited
- New lease (renewal) from June 2017
- Tenant in occupation since August 1989
- Approximately 4,369 sq ft
- Opposite Chorley's Covered Market and close to Market Walk Shopping Centre

Location

Miles: 8 miles south of Preston
 25 miles north of Manchester
 Roads: A6, M61 (Junction 8)
 Rail: Chorley Railway Station
 Air: Manchester Airport

Situation

The property occupies a prominent corner location fronting the pedestrianised Cleveland Street, between its junctions with Chapel Street and High Street, opposite the town's covered market. Market Walk Shopping Centre is located nearby with retailers including Boots the Chemist, Costa, Peacocks, Poundland, Iceland, and B&M Bargains. Other occupiers represented in the town include WH Smith, Superdrug and JD Wetherspoon.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

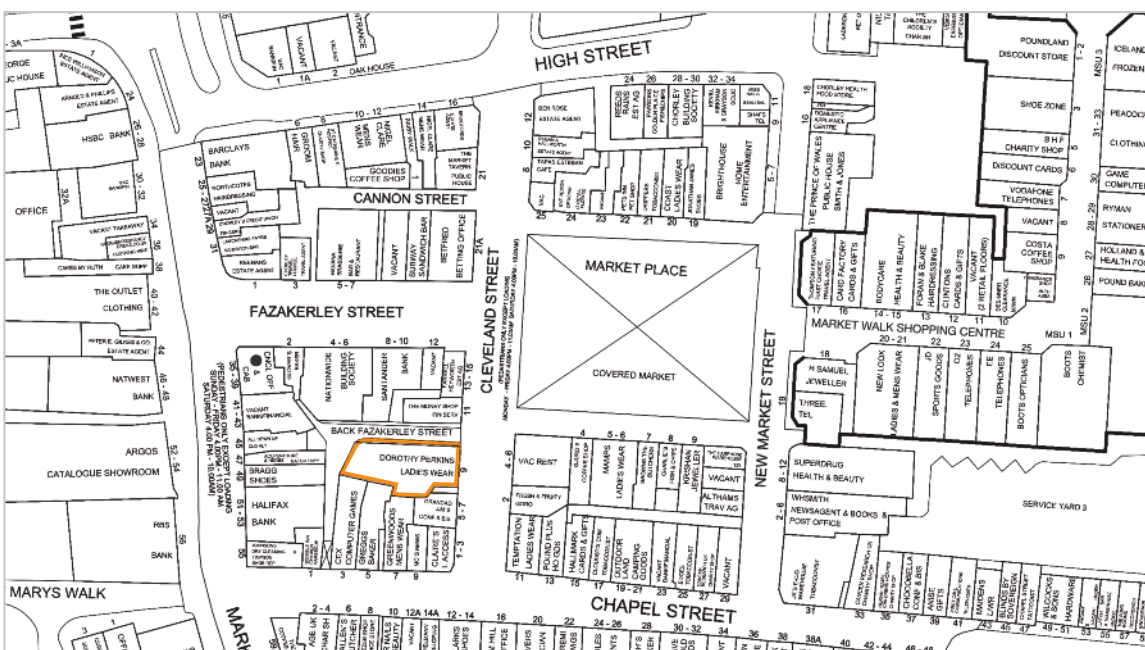
Tenure

Part Freehold and Part Long Leasehold (for a term of 999 years from 4th January 1828 at a nominal ground rent).

VAT

VAT is applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
 David Margolis
 +44 (0)20 7034 4862
 david.margolis@acuitus.co.uk

Acuitus
 George Watkins
 +44 (0)20 7034 4861
 george.watkins@acuitus.co.uk

Associate Auctioneer
 Robert Pinkus & Co.
 Danny Pinkus
 +44 (0)1772 769000
 danny@pinkus.co.uk



Seller's Solicitors: Napthens Solicitors
 John Lomax
 +44 (0)1772 904239
 john.lomax@napthens.co.uk