

60 Market Street, Chorley, Lancashire PR7 2SE

Freehold Retail Investment

Lot 47

£24,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	62.99 sq m (678 sq ft)	OPTISAVERS	29 years from	£24,000	28/11/2027
First	Ancillary	52.50 sq m (565 sq ft)	LIMITED (1)	28/11/2003 until		28/11/2030
Second	Ancillary	Not Measured		27/11/2032 (2) on a full repairing and insuring lease		
Total		115.49 sq m (1,243 sq ft)			£24,000	

- (1) Optisavers Opticians and Hearing Centres is a family owned independent opticians and hearing care company which is celebrating over 28 years of service and now operates from six shops across North West England.
- (2) By way of a Deed dated 29/11/2017, the lease was extended to expire on 27/11/2032, with additional rent reviews in November 2027 and November 2030.

Key Details

- Let to Optisavers Limited
- Lease expires in November 2032 (no breaks)
- Lease extended in 2017 with no incentives given to the tenant
- Prominently situated on Market Street close to Chapel Street and the town's covered market
- Nearby occupiers include Greggs, Specsavers, Clarks and various banks
- VAT-free investment

Location

- Miles:** 9 miles south of Preston
10 miles south-west of Blackburn
25 miles north-west of Manchester
- Roads:** A6, M6, M61, M65
- Rail:** Chorley Station
- Air:** Manchester Airport

Situation

Chorley is located 9 miles south of Preston and 25 miles north-west of Manchester. The property is located on the west side of Market Street, close to its junction with Chapel Street and St George's Street. The property is located close to Market Place, Chorley's covered market which operates five days a week. Nearby occupiers include Greggs, Specsavers, Clarks and various banks.

Description

The property comprises a three storey building arranged as a ground floor optician, with first and second floor ancillary accommodation above.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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