

BEN ROSE



Pall Mall, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this attractive commercial property in Chorley. The property comprises a well-organized space, including a shop, treatment room, and office, catering to a variety of business needs. Nestled within a thriving local community, this commercial property enjoys excellent proximity to various amenities and convenient access to free local parking, making it an ideal choice for your business venture.

Stepping inside this recently refurbished property, you'll find a thoughtfully designed ground floor layout, starting with a spacious shop area that's perfect for showcasing your products or services. Adjacent to the shop, there's a versatile office space ideal for meetings, administrative tasks, or a private workspace. The well-equipped kitchen ensures convenience for staff and clients, while the WC adds to the practicality of this floor.

As you venture to the first floor, you'll discover additional spaces designed to meet your business requirements. A treatment room offers a private area for consultations or services, while the washroom and store room add to the functionality of this floor.

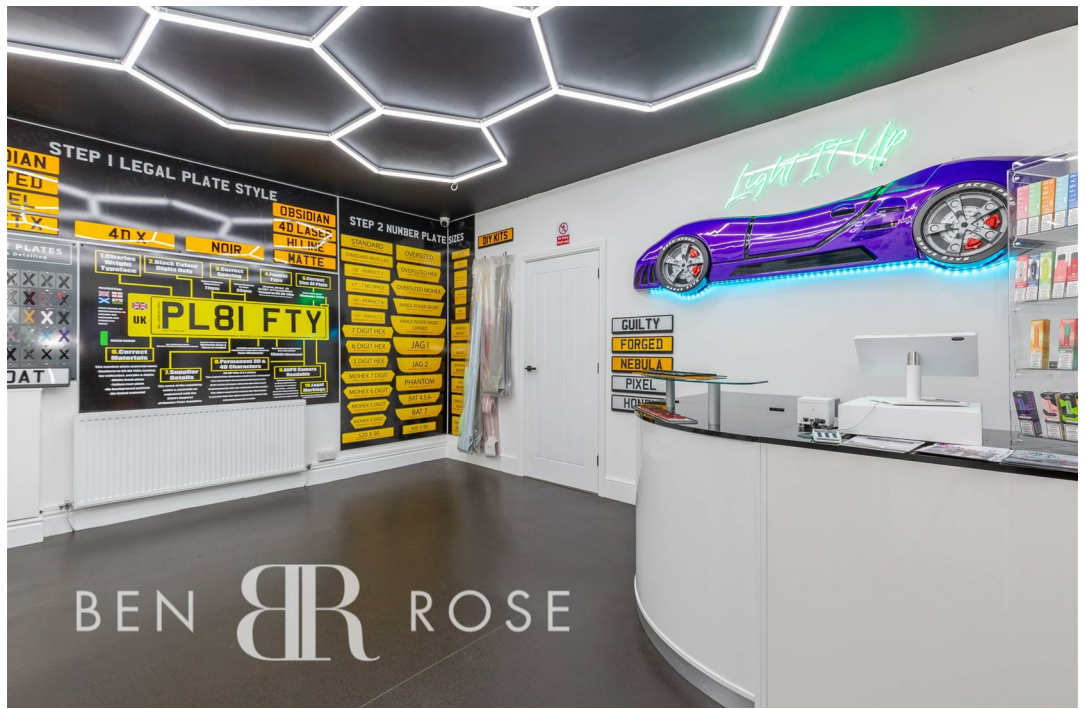
Moving to the exterior, the property features a rear yard and outside storage to meet your business needs. The availability of free local parking nearby ensures easy access for both customers and employees.

The property's recent refurbishment includes a new roof, the installation of a new boiler, roller shutters, and CCTV for added security and peace of mind.

Offered for sale due to business relocation, this commercial property in Chorley is a fantastic opportunity for your enterprise, boasting recent refurbishments and a versatile layout. Its convenient location, including access to free local parking, makes it an attractive choice for a variety of uses. Don't miss the chance to make this space your own and elevate your business to the next level.







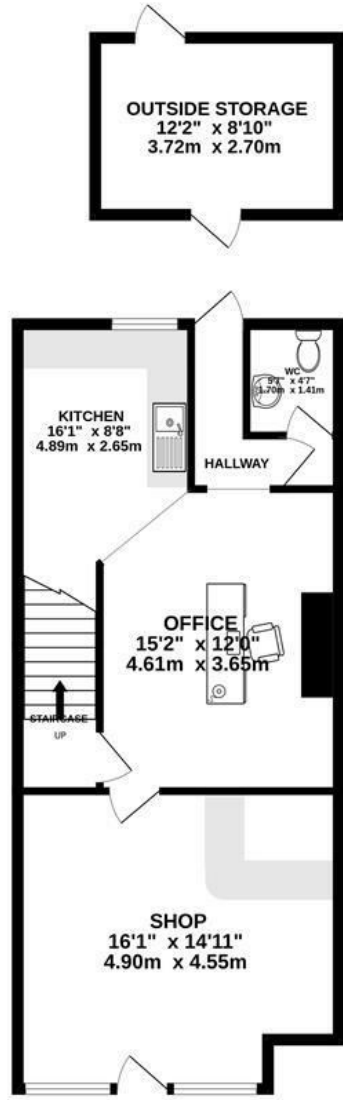






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GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.

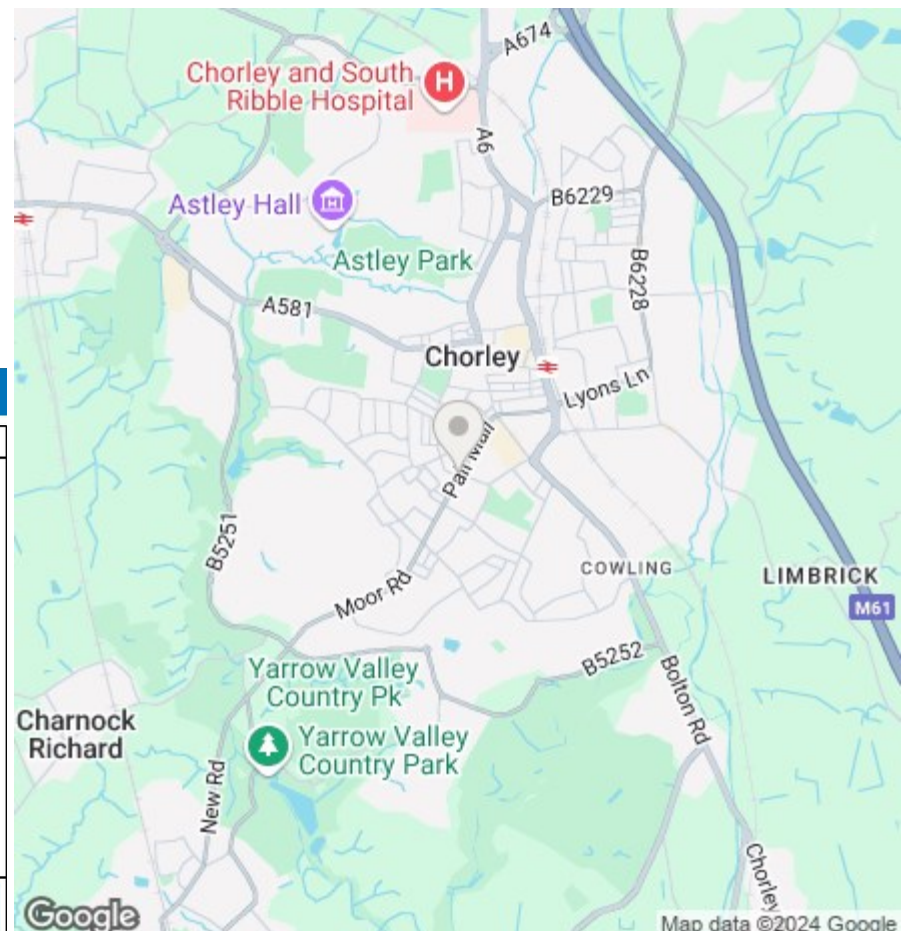


TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	