



BEN ROSE

**Bolton Street, Chorley**

**Offers Over £119,995**

**\*SELLING DUE TO RELOCATION\* \*PRICED TO SELL\***

Ben Rose Estate Agents are pleased to present to market the opportunity to acquire this three storey commercial property situated on a sought after street in the heart of Chorley Town Centre. The property is ideally placed close to nearby travel links such as via the nearby Chorley train station and the M6 and M61 motorway. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property you're greeted with a generously sized shop floor, carpeted throughout, that receives ample light from the large corner windows to the front.

Moving through you'll find access to the stairs that lead down into the basement. The perfect storage space for any business. This space also has the potential to be used for other purposes.

Moving back upstairs to the shop floor, you'll find access to the yard, and another set of stairs leading up to all first floor rooms.

Here you will find two good sized office spaces, with one of these featuring fitted with a worktop/sink area and conveniently located WC.

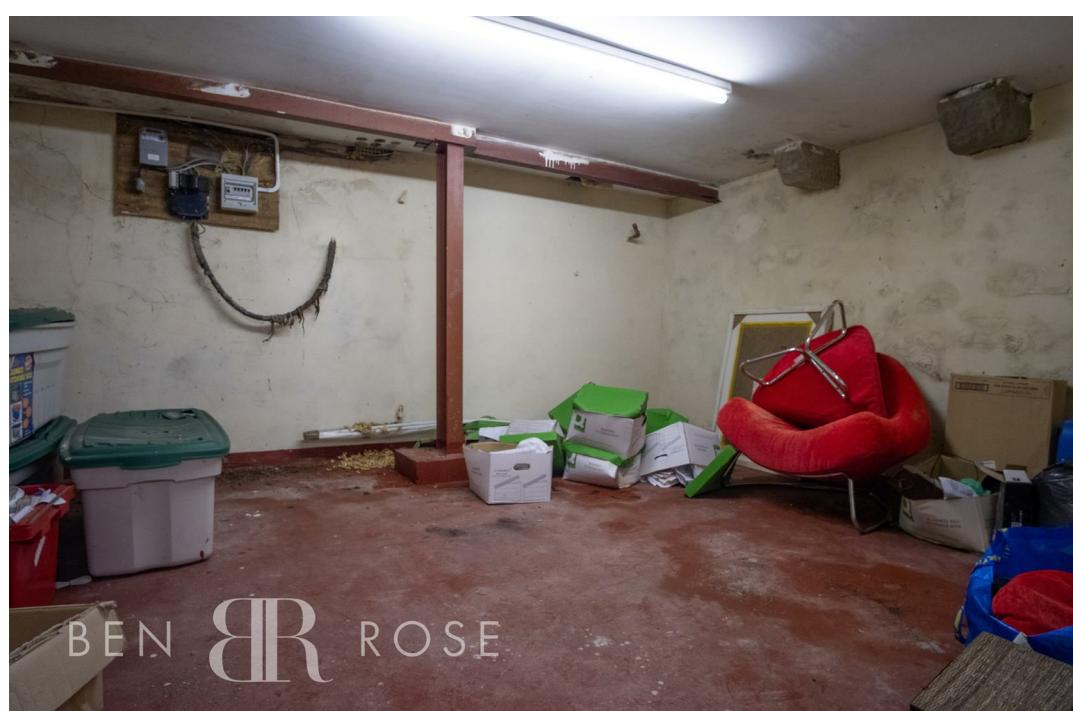
There are numerous streets and car parks surrounding this property, that allow for daytime parking.

The room dimensions of all our properties can be found on the floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



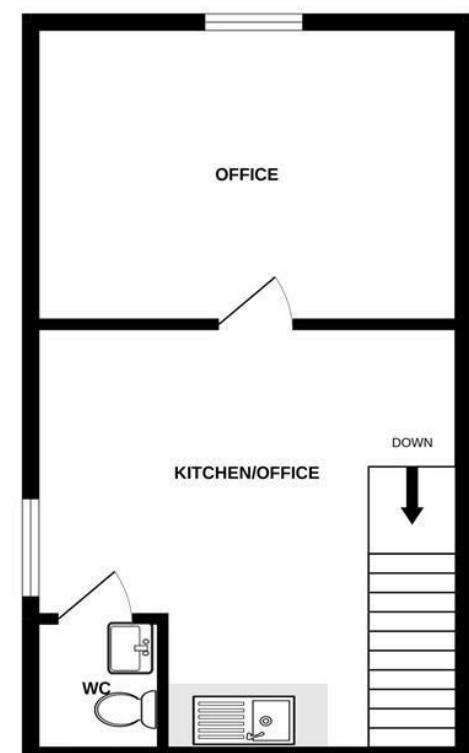
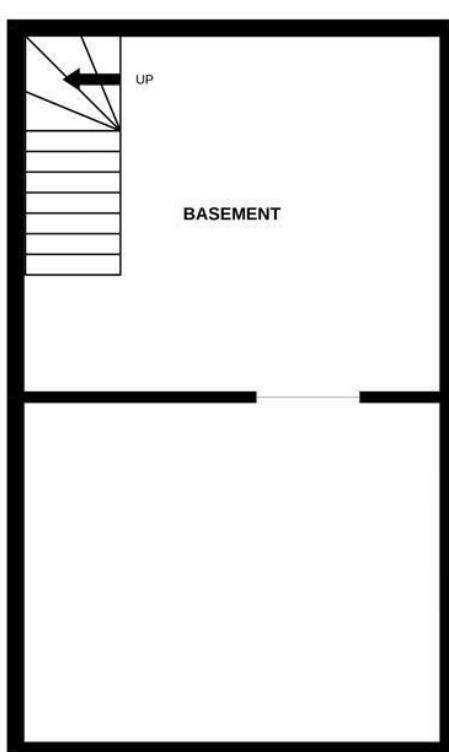


# BEN ROSE

GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

