

REFERENCE: 7017 – Argos Ltd, Chorley



Freehold Retail Investment Let to Argos Ltd. - Chorley

ADDRESS: 52/54 Market Street, Chorley, Lancashire, PR7 2SE

- Prominent Freehold Retail Investment.
- Available in SPV.
- Let to Argos Limited until May 2020.

LOCATION

Estimated District Population: 100, 000
Miles: 8 miles south of Preston
24 miles north west of Manchester.
40 miles north of Liverpool.

Roads: A6, A581, M6
Rail: London Euston (via Preston)
Air: Manchester.

SITUATION

The property occupies a prominent location on Market Street between The Royal Bank of Scotland and NatWest Bank. Near by: JJB Sports, Clarks, Burton, Dorothy Perkins, and branches of HSBC, Yorkshire, Barclays, Halifax and Abbey Bank.

DESCRIPTION

Large Retail Store arranged on the ground and first floors. The property benefits from rear servicing via Peter Street.

ACCOMMODATION

Ground Floor: (Sales / Ancillary) 8,990 Sq. Ft., First Floor: (Ancillary) 8,720 Sq. Ft., Total Commercial Area: 17, 710 Sq. Ft.

TENANCY

The entire property is let to Argos Ltd for 25 years from 4 May 1995 with FRI at a current rent of £72, 000 per annum. The rent review is in 2015.

RENT: £72,000 per annum.

TENURE: Freehold **VAT IS:** Not Applicable

PRICE: Offers in excess of £ 1,200,000 – 6% Net

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