



Tenure
Freehold.

Location
The popular market town of Chorley is situated in North West England, Lancashire, some 8 miles north of Wigan, 11 miles north-west of Bolton, 12 miles south of Preston and just over 19 miles north-west of Manchester. The town benefits from good road communications, being adjacent to the M61 Motorway (Junction 8), and is bisected by the A6. The property is prominently situated in the main pedestrianised retailing area on the west side of New Market Street, opposite the Market Walk Shopping Centre and adjacent to Market Place. Occupiers close by include WH Smith and Superdrug (both opposite), Altham's Travel (adjacent), Co-operative Travel, Three, H Samuel, New Look and the town market.

Description
The property is arranged on ground and one upper floor to provide two shop units, No.3A on ground floor only and No.3B over ground and first floor, with the first floor providing ancillary accommodation, which extends over No.3A.

VAT
VAT is applicable to this lot.

Documents
The legal pack can be obtained from the website www.alltop.co.uk

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
3A	EE Ltd (2)(3)	Gross Frontage 4.70 m Net Frontage 4.21 m Shop Depth 7.37 m Ground Floor 33.44 sq m	(15' 5") (13' 10") (24' 2") (360 sq ft)	15 years from 15.11.2005 Rent review every 5th year FR & I	£22,500 p.a. Reversion 23.06.2020
3B	The Carphone Warehouse Ltd (4)	Gross Frontage 4.98 m Return Frontage 7.60 m Shop Depth 8.02 m Ground Floor 38.09 sq m First Floor 66.61 sq m	(16' 4") (24' 11") (26' 4") (410 sq ft) (717 sq ft)	15 years from 24.06.2005 Rent review every 5th year FR & I	£30,000 p.a. Reversion 23.06.2020

- (1) Areas provided by Vendor.
(2) Not in occupation.
(3) For the year ended 31st December 2015, EE Ltd reported a turnover of £6.3bn, a pre-tax profit of £416m and a net worth of -£551m.
(4) For the year ended 30th April 2016, The Carphone Warehouse Ltd reported a turnover of £2.1bn, a pre-tax profit of £86.1m and a net worth of £1bn.

Total £52,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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Chorley 3A & 3B New Market Street Lancashire PR7 1BY

- **Freehold Shop Investment**
- Comprises two shops let to EE Ltd and The Carphone Warehouse Ltd
- Prominent town centre location
- Opposite Market Walk Shopping Centre
- Reversions 2020
- Total Current Rents Reserved
£52,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

