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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Mixed Commercial & Residential Investment

Reference: 010223

Freehold Price: £240,000

Tenure Type: Freehold

DESCRIPTION: An end terraced two storey corner property located in Chorley Town Centre. William Hills occupy the whole of the ground floor and the upper floors to no50 on a remainder of a 20 year lease from 2005 at a passing rent of £15,600 per annum. The upper floor of No48 consists of a separate self contained 2 bedroom flat let at £90 a week. Total rental income £20,280 per annum.

LOCATION: On the corner of Pall Mall and Hamilton Street in Chorley in the Town Centre opposite the ASDA Superstore.

ACCOMMODATION

Ground Floor: No 48/50: William Hills betting office;

First Floor: No 50: 2 rooms; kitchen; bathroom;

No 48: Private ground floor entrance off Hamilton Road leading upto First Floor: Lounge and kitchen area partitioned off; bedroom with en suite bathroom; attic room;

NB The property has not been inspected internally.

LEASE SCHEDULE:

No50 & GF 48: Tenant William Hill Organisation Ltd

Term: 20 year lease from 24th August 2005 passing rent £15,600 pa paid quarterly in advance. 5 year rent review and tenants break clause.

First Floor No48: Let on Shorthold Tenancy Agreement at a rent of £90 per week, same tenant for past 11 years.

SERVICES: All mains services connected.

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

48/50 Pall Mall, Chorley, PR7 2LE

