

TO LET

RETAIL / LEISURE OPPORTUNITY AVAILABLE

Nando's
OPENING SOON



PR7 1DE



**market
walk**
CHORLEY



COSTA



**NEW
LOOK**



M&S

**SPORTS
DIRECT**

REELCINEMA



**CALICO
LOUNGE**



Population circa **120,000** people



2.25 million people living within 30 minutes drive of Chorley



89% employment rate, highest in Lancashire



72% owner occupiers



Over **5,000** new homes built in the area in last 5 years



Highest disposable income in Lancashire

PRESTON

CHORLEY

MANCHESTER

LIVERPOOL

Getting to Chorley:



5 minutes from J8 M61.
10 minutes from J28 M6.
20 minutes from Preston City Centre
35 minutes from Manchester City Centre.



15 minutes from Preston
35 minutes from Manchester.



40 minutes from Manchester International Airport by car.
50 minutes from Liverpool John Lennon Airport by car.



Market Walk is a high quality leisure and retail development which complements the existing shopping centre at the heart of Chorley Town Centre.

Key occupiers include: Reel Cinema, Boots, M&S, Costa Coffee, EE, B&M, Sports Direct, JD Sports, New Look and Calico Lounge.



30+ shops along an outdoor parade

700 parking spaces in the vicinity

Getting to Market Walk:



By Car: For Sat Nav enter: 37 Market Street, Chorley, PR7 1DE. You'll find the Flat Iron car park (170+ spaces) off Union Street, plus other nearby car parks.



By Bus: The Chorley Interchange bus station is situated directly next to Market Walk and has good pedestrian crossings to the shopping centre.



By Train: Chorley is on the Manchester-Preston line. From Chorley Railway Station, Chapel Street head north onto Clifford Street, walk through the interchange and you'll find Market Walk.



BOOTHS

ANYTIME FITNESS

WETHERSPOONS

FLAT IRON CAR PARK
(170+ SPACES)

M&S

SPORTS DIRECT

Adventure Golf and Bowling

Luciano's

Nando's
OPENING SOON

UNIT 5

REEL

FLAT IRON PARADE

Domino's

THE NILE

The Children's Society

MODERN MOBILITY CHORLEY

Under Offer

shoezone



DISCOUNT CARDS



UK PHONE HOUSE

COSTA

Designer Clearance

TUI

cardfactory

UNIT 14-15
(Under Offer)

Greenhalghs

Hays Travel

SLACK FARM

Iceland

PEACOCKS

UNIT 30

Ryman

Holland&Barrett

Poundbakery

CALICO LOUNGE

b&m

H-SAMUEL

GREGGS

NEW LOOK

JD

O2

E E

Great Christmas

Boots

NEW MARKET STREET

MARKET WALK

MARKET WALK

CLIFFORD STREET

CHORLEY BUS STATION

UNIT 5

Ground floor:
2,528sqft | 234.9sqm

Rateable value: To be assessed
UBR(2025/26): To be assessed

UNIT 14-15

(Under offer)

Ground floor:
2,523sqft | 234.5sqm
First floor:
1,750sqft | 162.6sqm

Rateable value: £46,500
UBR(2025/26): 49.9p

UNIT 30

Ground floor:
1,245sqft | 115.7sqm
First floor:
530sqft | 49.2sqm

Rateable value: £21,500
UBR(2025/26): 49.9p



VAT and Costs:

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction. Subject to Contract.

EPC:

A copy of the EPC is available upon request from the agents.

Lease Details and Rent:

The premises are immediately available by way of a new effective FRI lease, for a term to be agreed.

Rent upon application.

Business Rates:

Interested parties are advised to make their own enquiries with the Local Authority.

For further information please contact:

Tim Letts - 0161 260 0061 - 07990 516673 - tletts@ltlproperty.com

 **LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. May 2026. Designed by Bella Design