

TO LET

RETAIL / LEISURE OPPORTUNITIES AVAILABLE



**Nando's
OPEN NOW!**



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

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.

 **PRESTON**

 **CHORLEY**

MANCHESTER 

 **LIVERPOOL**



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

UNIT
5

REEL

FLAT IRON PARADE

Domino's

THE NILE

The Children's
Society

MODERN
MOBILITY
CHORLEY

Under Offer

shoezone



DISCOUNT CARDS

vodafone

UK PHONE
HOUSE

COSTA

Designer
Clearance

TUI

cardfactory

UNIT
14-15
(Under
Offer)

Greenhalghs

Hays Travel

SLACK FARM

MARKET WALK

Iceland

PEACOCKS

UNIT 30

Ryman

Holland&Barrett

Poundbakery

CALICO
LOUNGE

MARKET WALK

H-SAMUEL

GREGGS

NEW
LOOK

JD

O₂

EE

Peet's
Options

Boots

b&m

CLIFFORD STREET

CHORLEY BUS
STATION

UNIT 5

Ground floor:
2,528sqft | 234.9sqm

Rateable value: £25,500
UBR(2025/26): To be assessed
Quoting rent: £57,500pax

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
Quoting rent: £55,000pax

UNIT 30

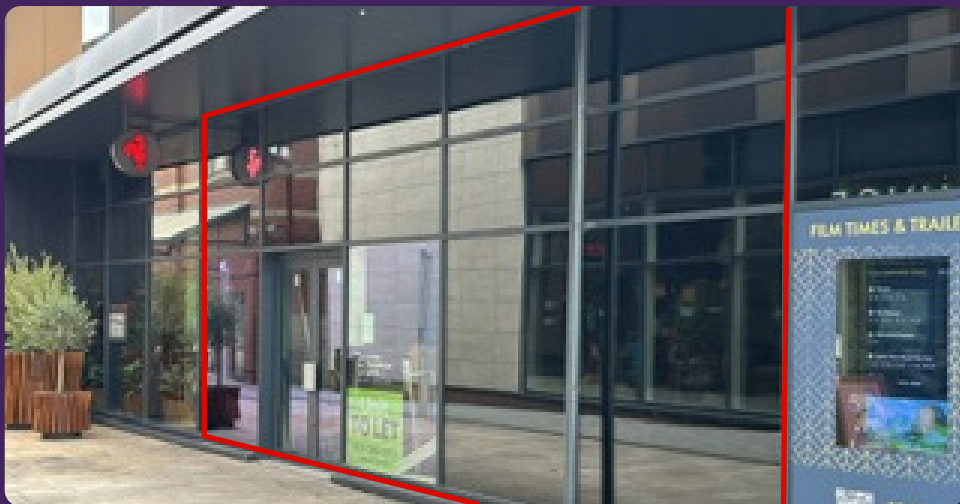
Ground floor:
1,245sqft | 115.7sqm
First floor:
530sqft | 49.2sqm

Rateable value: £21,500
UBR(2025/26): 49.9p
Quoting rent: £27,500pax



CHORLEY TRAIN
STATION





UNIT 5

FRONTAGE



UNIT 30

FRONTAGE

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
LETTS**
PROPERTY CONSULTANTS

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