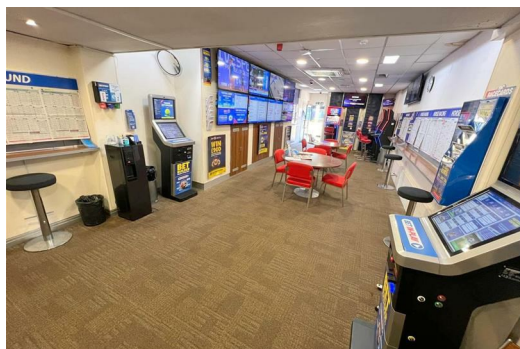
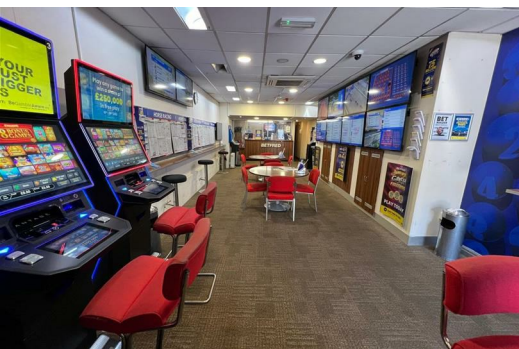




**154 Pall Mall, Chorley  
PR7 2LD**

**Auction Guide £85,000**

Hyde Estates presents an investment opportunity in Chorley. This mid terrace 2 story commercial property is on a busy shopping parade. Vacant possession. Potential for 1st-floor flat (STPP). Approx. gross internal area: 121 SQ M / 1302 SQ FT.



For sale by auction: 30th July 2026

An excellent opportunity for owner-occupiers and investors alike. Spanning approx. 1,302 sq ft (121 sq m), this property is offered with vacant possession and features clear potential to convert the first floor into a self-contained apartment (STPP).

Accommodation: The ground floor briefly comprises an open-plan retail unit with a suspended ceiling, inset lighting, air conditioning, and a WC. To the rear is a secure office (complete with a security-glass counter), a separate kitchen, a second WC, and a high-security rear access door.

Note: The first floor has not been inspected as the internal staircase has been removed by the former tenant.

Location: Situated on an established parade fronting Pall Mall (B5251), continuing from George St off Bengal St (A6). Chorley town centre, the train station, local bus routes, and Junction 8 of the M61 are all within easy reach. Neighbouring occupiers include a café, newsagent, barber, and local trade shops.

Dimensions

Ground floor: approx. 76 SQ M/ 823.10 SQ FT  
First floor: approx. 45 SQ M/ 489.88 SQ FT (no access gained)  
Approx gross internal area: 121 SQ M/ 1,312.98 SQ FT

Usage: Betting shop and premises

EPC: B

Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

Auction Details:

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees

apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

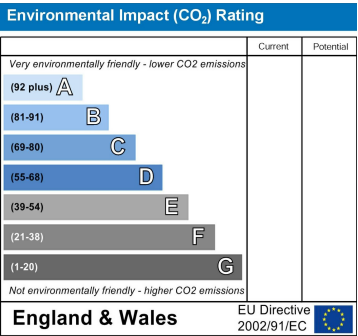
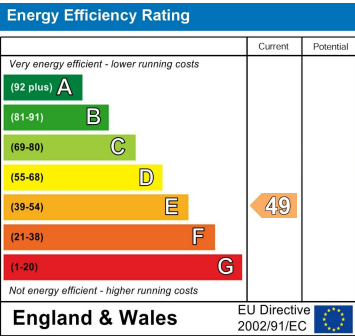
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB