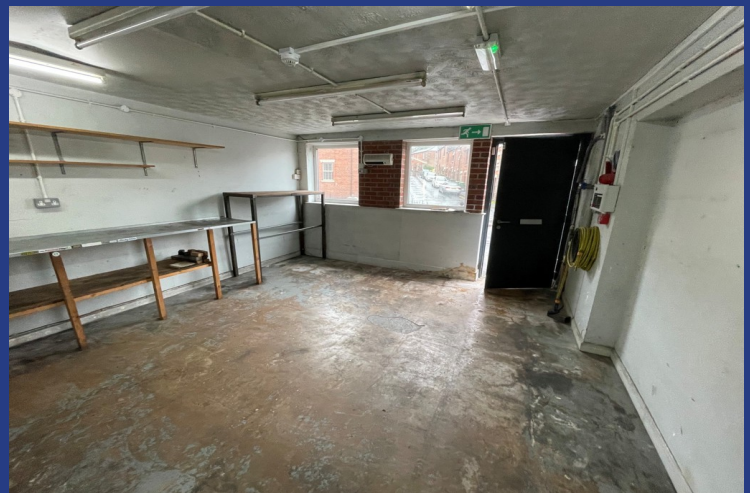
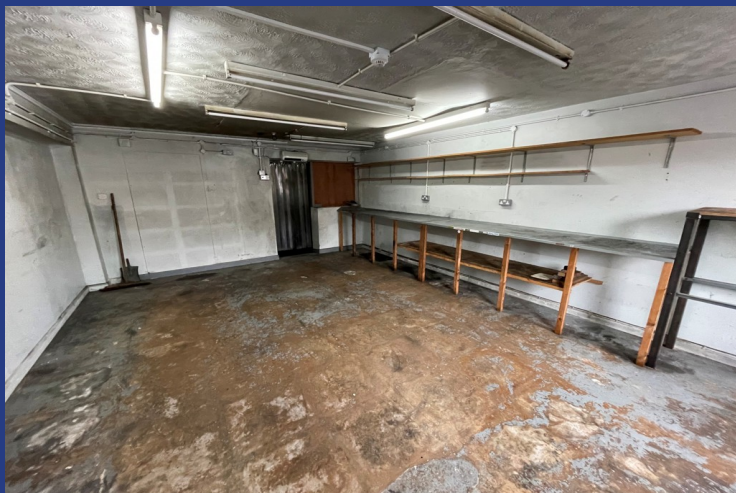


TO LET

Retail/Office/Storage Premises.
650 Sq Ft



**UNIT 3 , 213 BLACKBURN ROAD , WHEELTON, CHORLEY,
LANCASHIRE, PR6 8RY**

- In the heart of Wheelton village.
- Easy access to the national motorway network.
- To be refurbished.

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

UNIT 3 , 213 BLACKBURN ROAD , WHEELTON, CHORLEY, LANCASHIRE, PR6 8RY

Location

The property is situated in the heart of Wheelton village, fronting Blackburn Road and immediately adjacent to the war memorial.

The immediate area includes a mixture of residential and commercial properties and is easily accessed from the A674, Blackburn Road, which connects to the M61 at junction 8, linking to the rest of the nationwide motorway network.

Description

The property comprises a single storey ground floor lock up retail/office premises, extending to 650 sq. ft.

The property is to be refurbished to include the following:

1. Redecoration
2. New floor coverings
3. Improved LED lighting

The property benefits from w.c facilities and parking to the front.

Accommodation

The accommodation arranged on the ground floor extends to 650 sq. ft.

Lease Terms

The property is available by way of anew lease for a period of 3 years on FRI terms

Rating

We have been unable to identify the property on the VOA website but would expect eligible occupiers to benefit from small business rates relief.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is not applicable.

Services

With the exception of gas, all mains services are available for the property.

EPC

An EPC is available on request.

Planning

The property is suitable for retail or office use however interested parties are recommended to contact Chorley Borough Council to discuss their proposed uses in greater detail.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£10,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030

neil@taylorweaver.co.uk

