

FOR SALE

Railway House, Railway Road, Chorley
6,478 Sq Ft



INVESTMENT - RAILWAY HOUSE, RAILWAY ROAD, CHORLEY, LANCASHIRE, PR6 0HW

- Multi Let business Centre For Sale
- Net rental income of £58,346 per annum.
- £650,000 / 8.62% NIY
- Total net internal area 6,478 sq ft
- Asset management potential



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Location

Ailway House occupies a convenient position on Railway Road, close to Chorley town centre and approximately one mile from Junction 8 of the M61 motorway, providing excellent access to the wider North West motorway network.

The property is situated on the fringe of the town centre within a predominantly residential area and benefits from a substantial on-site car park, offering ample parking for occupiers and visitors alike.

Description

The property comprises a modern, purpose-built two-storey office building producing a net rent of £58,346 per annum.

It has been subdivided into a range of smaller suites, currently occupied by multiple tenants on a variety of lease terms (a full tenancy schedule is available upon request).

The building benefits from a large on-site car park, and occupiers have access to shared amenities including WC facilities, a meeting room, kitchen, and reception area.

Accommodation

The property extends to a total net internal area of 6,478 sq ft.

A detailed breakdown of the individual suite sizes is provided within the tenancy schedule.

Tenure

The property is held on a freehold basis.

Lease Terms

The building is let to a number of different tenants on varying lease terms, producing a combined net rental of £58,346 per annum.

The gross rental received (inclusive of service charge and building insurance) is £77,103 per annum.

A full tenancy schedule is available on request.

Rating

Each suite has been separately assessed and tenants are responsible for payment of their own business rates. Full details available on request.

Legal Costs

Each party is responsible for their own legal costs

VAT

VAT is applicable to the transaction. However, it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC), subject to the purchaser satisfying the relevant HMRC requirements. Further information is available upon request.

Services

All mains services are connected to the property. Utility costs are met by the landlord and recovered from the occupiers through a utility levy of £2.00 per sq ft.

EPC

The property has an EPC rating of D. Copy of certificate available on request.

Availability

Available immediately

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

Price

£650,000 for the Freehold

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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