

TAYLOR WEAVER

CHARTERED SURVEYORS

Unit 6, East Chorley Business Centre, Chorley, PR6 0BJ



TO LET

Modern Trade Counter/Industrial Unit

1,348 sq ft

- Established trade area with occupiers including Howdens, Plumbase, Royal Mail close by
- Close to Chorley Town Centre
- UNDER OFFER

Location

The unit is situated on the edge of Chorley town centre in an established trade counter locality with nearby occupiers including Howdens Joinery, Plumbase, Royal Mail, Jewsons and PTS Plumb Trade Supplies.

Description

East Chorley Business Centre comprises three blocks of modern trade counter units with communal parking and loading facilities.

Units 6 is of steel portal frame construction with predominantly steel profile walls and roof incorporating clear panels.

The unit has the benefit of a solid concrete floor, an eaves height of 4.84m, large roller shutter door access and wc facilities.

Accommodation

We have calculated the gross internal area of the premises to be 1,348 sq.ft.

Services

It is understood that all mains services are available to the unit.

Rating

The property has a Rateable Value of £7,400. Eligible business

may be entitled to claim small business rates relief. Further details on request.

Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rental is exclusive of all costs of occupying the unit, which includes business and water rates, electricity and gas (if applicable).

EPC

An EPC is available on request

Service Charge

The service charge contribution for 2020 will be in the region of £850 pa

VAT

VAT may be applicable to figures quoted in these particulars

Building Insurance

The contribution to the building insurance will be in the region of £155 pa

Prohibited Uses

Uses related to the car trade will not be allowed e.g., MOT station, body shops, garages, valeters etc

Rental

UNDER OFFER

Legal Costs

01254 699030
01257 204900

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 RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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The ingoing tenant to be responsible for the landlord's reasonable legal costs

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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