

32 Chorley Old Road, Whittle-le-Woods, PR6 7LD

TO LET



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Use - Retail

Size - 246 Sq ft

Rent - £5,200 per annum

- Ground Floor Retail Premises
- 246 sq.ft
- Well located to village amenities
- Ideal for multiple uses, subject to planning
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Whittle-le-Woods is a small village that is located on the A6 and has easy access to the M61 Motorway.

The village is about 3 miles from Chorley and is located to the south of the city of Preston.

The property is situated in a predominantly residential area but within walking distance of the village amenities.

Description

The property comprises a brick built detached building comprising ground floor retail space with a residential flat above.

The retail unit is situated on the right hand side of the building and comprises a former hairdressers but which would be suitable for most retail uses. The Whittle Vintage Tea Room and Café is next door.

The premises has a retail frontage and includes a tiled floor together with a high ceiling with fluorescent strip lighting.

To the rear of the property is a small toilet and kitchenette.

There is one parking space designated to the shop but on street parking is available within the vicinity.

Accommodation

We have calculated that the net internal floor area to be as follows:

Retail Area	191 sq.ft
Back Room	37 sq.ft
Toilet	18 sq.ft
Total	246 sq.ft

Rental

£5,200 per annum

Lease Terms

A lease for an initial term of 3 years on an effective full repairing and insuring lease. The rent to be paid monthly in advance.

Service Charge

The landlord will insure the building and charge the premium back to the tenant. It is anticipated that this is in the region of £30 per month

There is also a service charge which will cover external maintenance of the property. It is anticipated that this is in the region of £40 per month

Deposit

Subject to tenant status a deposit equating to a minimum of 2 months rent will be required.

Rating

The property has a rateable value of £3,250

Eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

The tenant to be responsible for the landlords reasonable legal fees

VAT

It is understood that there is no VAT applicable

Services

It is understood that all mains services are connected to the property.

EPC

An EPC is available on request

Viewing

Strictly through agents

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