

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









# TO LET

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

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk



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

#### 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:

Toilet Total	18 sq.ft <b>246 sq.ft</b>	
Back Room	37 sq.ft	
Retail Area	191 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

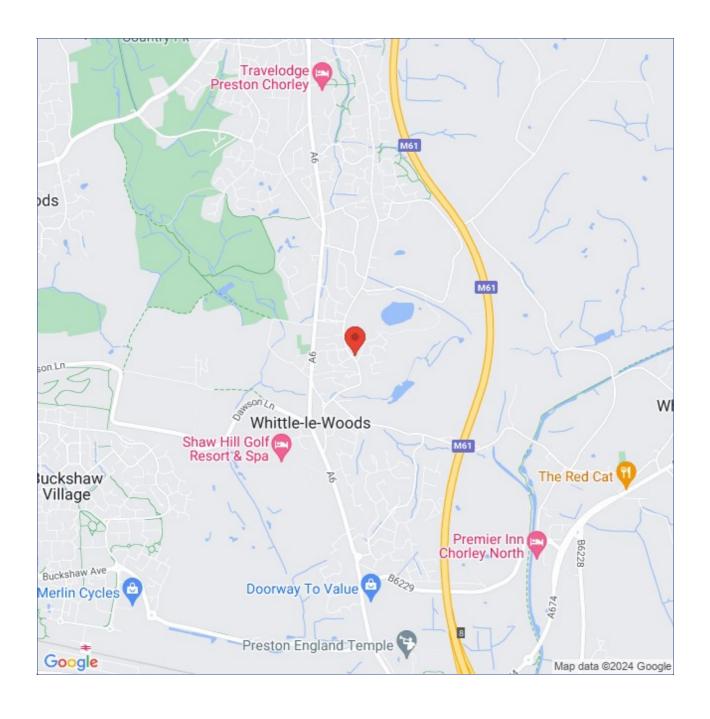
It is understood that all mains services are connected to the property.

#### **EPC**

An EPC is available on request

#### Viewing

Strictly through agents Taylor Weaver (Rebecca Weaver) 01257 204 900



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk