

61-63 St. Thomas's Road, Chorley, PR7 1JE



FOR SALE or LET

Use - Office, Miscellaneous

Size - 3,200 Sq ft

Rent - From £10 per sq.ft.

Price - On application

- TO LET (May Sell)
- Town Centre Offices
- 3,200 sq ft (may split)
- Close proximity to town centre
- Traditional office accommodation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

The property fronts the main road leading to Chorley town centre from Euxton/Buckshaw Village and forms part of the main professional area within the town.

The immediate vicinity is characterised by a mix of well established surveying practices, accountants and solicitors.

St. Thomas's Road is within close proximity to the town's retailing sector and other local amenities, as well as benefiting from easy access to Junction 8 of the M61 motorway, providing excellent communication links to Preston, Bolton, Manchester and Blackburn.

Description

The premises comprise two traditional Victorian properties of brick construction under a pitched slate roof, which have been combined to provide office accommodation set out in a series of individual rooms.

The accommodation extends to 3,200 sq.ft, although consideration would be given to sub-dividing the premises.

Refurbishment works are to commence in the near future to include redecoration, re-carpeting etc. Full details on request.

Works are planned to refurbish the premises, to include re-carpeting, redecoration, improvements to heating and lighting systems.

Parking is available to the rear.

Accommodation

We have calculated the net internal area of the premises, arranged on the ground, first and cellar is 3,200 sq.ft

Price

On application

Rental

From £10 per sq.ft.

Lease Terms

The property is available by way of flexible lease terms, subject to a minimum of 3 years, to incorporate annual break clauses.

Deposit

A rent deposit may be required

Legal Costs

The ingoing tenant responsible for the Landlords reasonable legal costs.

Rating

Rateable value £22,000

Rates payable, ignoring any possible transitional relief/penalties is approximately £10,252.

Should the premises be sub-divided, it is possible that the rateable values will be below the current small business rate relief threshold of £12,000 and no rates will be payable. Full details on request.

EPC

An EPC is available on request.

VAT

VAT may be applicable to figures quoted in these details

Services

All mains services are available

Administration Fee

An administration fee of £250 plus Vat is required.

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01257 204900



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