

1 Mayfield Road, Chorley
PR6 0DG

to let
/ may sell

Retail/Office premises
85.62 SQM (921 SQFT)



- Two storey retail/office unit
- Situated close to Chorley town centre
- Suitable for a variety of uses subject to planning permission
- On site parking for up to 6 vehicles

£9,600 per annum

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10 Beecham Court, Wigan. WN3 6PR

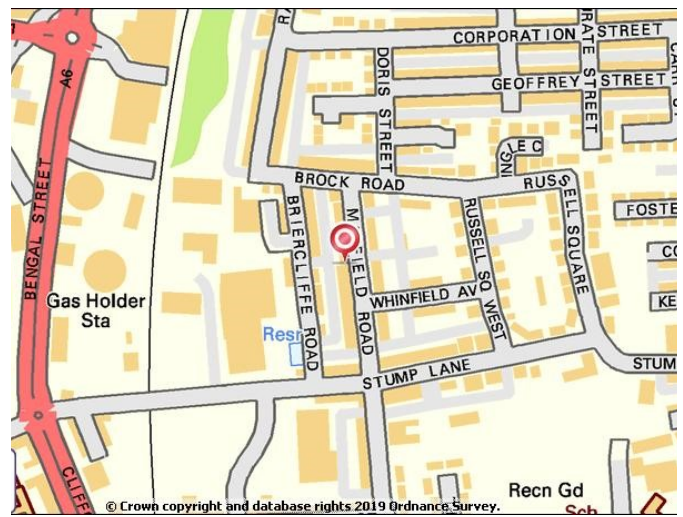
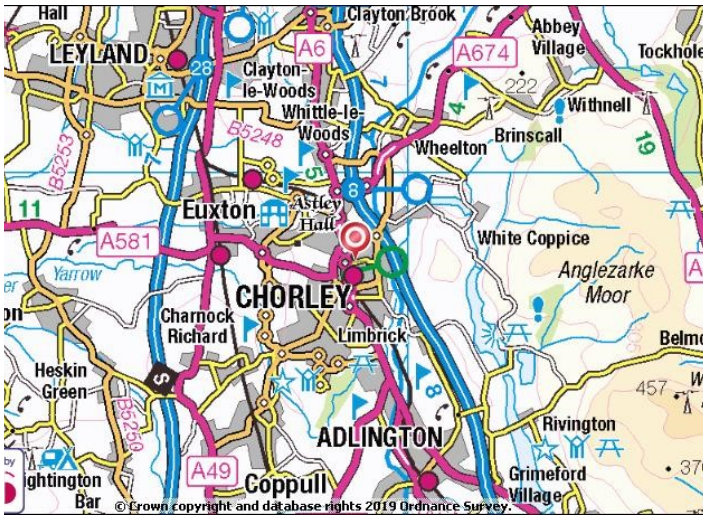
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Location

The property is located within a short walking distance of Chorley town centre in a sought after area. It is close to all major commuting routes for major North West towns and cities via both the M6 and M61 motorways. Chorley train station is a short walking distance from the subject.

Description

The property is a pavement fronted, end terraced, former residential dwelling. The premises are currently utilised as a physiotherapist practice. The two storey premises benefits spacious ground floor space with a large bay window providing exceptional natural light, 4 treatment rooms, reception/office & WC. At 1st floor are a further 3 consultation/treatment rooms, staff area, WC & kitchen. The property is accessed via an entrance door leading from the private car park situated to the rear providing parking for up to 6 vehicles. There is additional free on street parking to Mayfield Road. The accommodation is presented to a high standard and provides a turnkey opportunity for a number of potential uses including therapist rooms, beauticians, dentist, podiatrists and the like. The premises are also considered suitable for a variety of other uses including retail, office and similar and the degree of flexibility of the accommodation provided can only be appreciated upon viewing.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

Accommodation

The following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Ground Floor	45.70	485
First Floor	39.92	473
TOTAL	85.62	921

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Treatment Clinic & Premises	£3,900	£1,938.30 p.a.

Tenure

The premises are available to let on a full repairing and insuring lease basis for a term of years to be negotiated. A deposit will be requested.

Rental/Price

£9,600 per annum exclusive. A sale may be considered (price upon application)

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Rating of D-91. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2019

Ref: AG0434