

Suite 1, 7-9 St Georges Street,
Chorley PR7 2AA

Self-contained business unit
28.71 SQM (309 SQFT)

to let



£5,200 per annum

- 1st floor business/office suite across 2 separate rooms
- Inclusive flexible terms available
- Communal welfare facilities
- Suitable as offices, therapy/treatment/consultancy rooms

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Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

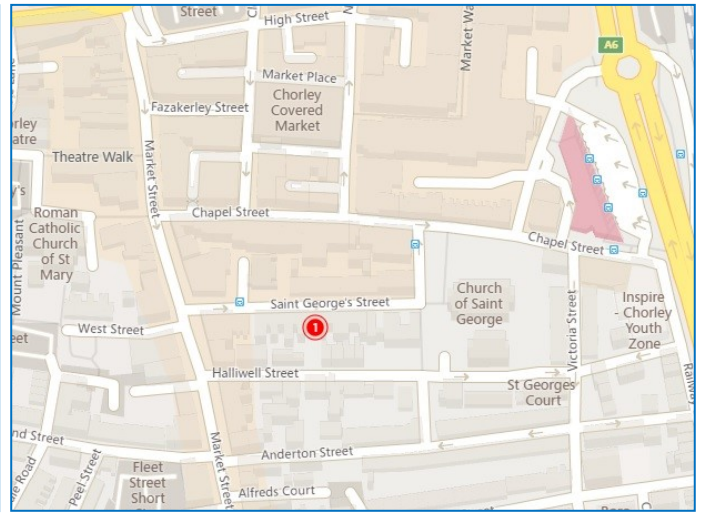
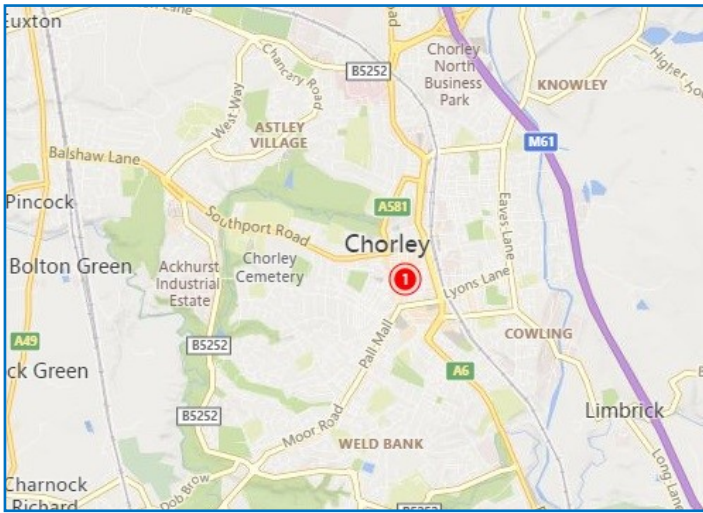


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Location

The subject is situated on the 1st floor of 9 St Georges Street in Chorley town centre. The building comprises 7-9 St Georges Street which offers a number of suites within this traditional commercial setting where the subject building has been converted to offer multi occupancy rooms for businesses.

Description

The subject suite provides accommodation across 2 rooms to the front aspect of the building at 1st floor level. Both rooms are a good size and accessed from the communal hallway. Intercom access to the suite from the pavement fronting entrance door is provided. The suite is heated with electric wall heaters and benefits cold & hot water provision.

Services

We understand the suite benefits connection to electric and water.

Electricity is sub-metered and recharged by the landlord based on usage from meter readings.

Accommodation

The property provides the following accommodation.

	SQM	SQFT
Room 1	17.10	184
Room 2	11.61	125

Rating

The property attracts a rateable value as offices and premises of £2,325. The tenant is responsible for payment of any business rates liable however given the rateable value it is envisaged that most potential occupiers will qualify for small business rates relief and therefore nil rates will be payable. Interested parties should clarify for themselves that they are eligible for small business rates relief.

Terms

The property is available by way of a new licence at a quoting rent of £5,200 per annum (£100 per week) plus service charge & electricity based on usage.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable.

EPC

The unit has an Energy Performance Rating of D-96.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

March 2024 AG0742

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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