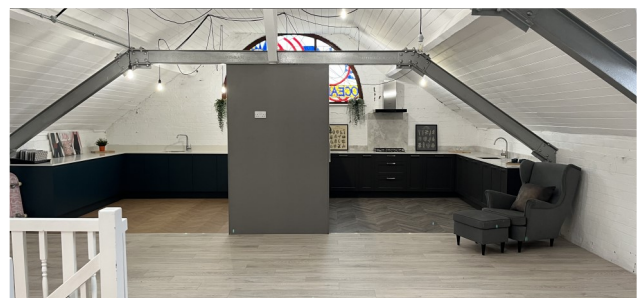
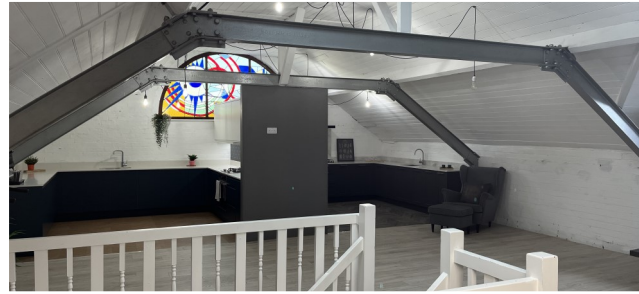


2a Bannister Lane, Eccleston,
Chorley PR7 5TF

2 storey commercial premises
120.61 SQM (1,298 SQFT)

to let



£15,000 per annum

- Centre of affluent village location
- Ground floor retail frontage and open span 1st floor commercial loft accommodation
- On road car parking
- Suitable for a variety of uses subject to necessary consents

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

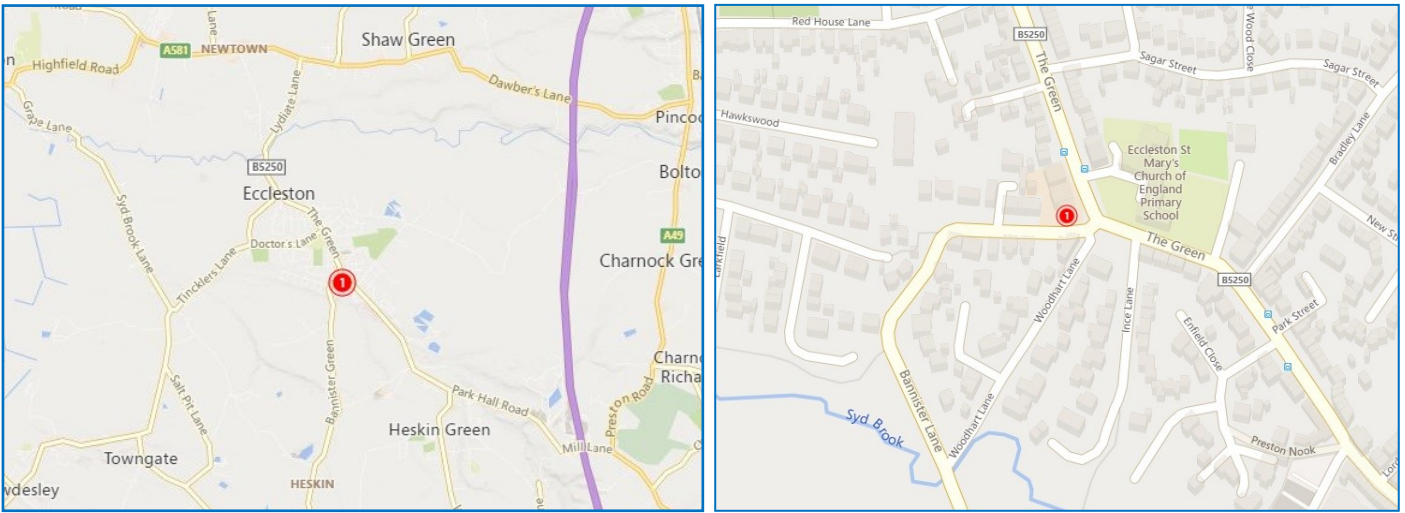
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worldwide



Location

The subject property is located within the defined village centre of Eccleston and is positioned to the rear of 269 The Green with frontage to Bannister Lane. The Green is the main thoroughfare through the village and whilst Bannister Lane leads off this the subject still benefits visibility from passing traffic. Other nearby occupiers include kitchen showroom, microbar, dress agency, estate agent, chiropractor & hair salon.

Description

The subject provides ground floor accommodation with a shop front and internally an open plan retail/commercial space with stairwell to the rear leading to 1st floor open plan loft accommodation.

Accommodation

The property provides the following accommodation measured in accordance with RICS guidance.

	SQM	SQFT
Ground Floor	39.26	423
First Floor	81.35	875

Rating

We have identified the following entry in the 2023 Rating Assessments List, please note this assessment does include 269 The Green as the property was interconnected and therefore the rates assessment will need to be addressed following reoccupation

	Rateable Value	Estimated Rates Payable
Showroom & Premises	£8,200	£4,198.40 p.a.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances will or have been tested.

Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

VAT

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

Planning

The property is considered suitable for a variety of uses including retail, service provision or offices. Bespoke uses may include gallery, beauty & aesthetic treatment rooms or leisure related activities. Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

Rent

£15,000 per annum exclusive

EPC

An Energy Performance Certificate will be made available in due course.

Legal costs

Each party to be responsible for their 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 release of any legal documentation.

Enquiries & Viewings

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

Subject to contract

April 2024 Ref: AG0746