

To Let
£7,950 per annum
exclusive

230a Preston Road



Ground Floor Lock-Up Retail/Business Unit

345 SQ FT (32.05 SQ M)

📍 230A PRESTON ROAD, WHITTLE-LE-WOODS, CHORLEY, PR6 7HW



KEY FEATURES

- Prominent roadside position fronting Preston Road (A6)
- Extending to approx. 32.09 sqm (345 sq ft)
- Suitable for hair & beauty or other personal-care uses (physio, therapy, podiatry, etc)
- Also suitable for office/professional services
- Strong surrounding residential catchment area
- Display window frontage providing good visibility
- LED panel lighting within suspended ceiling
- Kitchenette and WC facilities included
- Rear ancillary storage / office accommodation
- Well-regarded Whittle-le-Woods location between Chorley and Preston
- 100% Business Rates Relief may be available for qualifying occupiers
- Rental: £7,950 per annum exclusive (no VAT)



LOCATION

The property occupies a prominent roadside position fronting Preston Road (A6), close to its junction with Cow Well Lane and Factory Lane, adjacent to Whittlebrook Pharmacy and directly opposite Whittle-le-Woods CE Primary School. The property is situated within Whittle-le-Woods, a well-regarded and popular residential area, conveniently positioned between the established centres of Chorley and Preston, both of which provide a wide range of retail, leisure and professional amenities.

The location benefits from excellent connectivity, with the A6 providing direct access north and south, and Junction 8 of the M61 motorway located within a short drive, offering convenient links to the wider North West motorway network including the M6 and M65. The surrounding area is characterised by strong residential catchment and good accessibility, making it a convenient and attractive position for a variety of commercial uses.

DESCRIPTION

The property comprises a single-storey, lock-up retail/business unit extending to approximately 32.09 sqm (345 sq ft), providing ground floor accommodation including a main sales area, kitchenette, WC facility and ancillary storage/office space to the rear.

The premises were previously occupied as a hair and beauty salon and would be well suited to a similar personal-care use. Alternatively, the property would lend itself to a variety of other uses, including small office accommodation for an accountant, mortgage broker, physiotherapist, podiatrist, or similar professional occupier (subject to any necessary consents).

The property benefits from a prominent display window fronting Preston Road (A6), together with a pedestrian entrance door providing direct access from the main frontage. Internally, the main sales area includes a tiled floor covering, suspended ceiling incorporating LED panel lighting, and a combination of painted plaster and wallpapered wall finishes.

The property also benefits from excellent roadside prominence along Preston Road (A6), a well-established arterial route linking Chorley and Preston, ensuring good levels of passing vehicular traffic and visibility for occupiers.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	32.05	345

SERVICES

The mains services connected to the property to include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£7,950 per annum exclusive, payable quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,200, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Chorley Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. May suit other uses (subject to planning permission) - it is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of E(124) The certificate is valid until 11th December 2034. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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