

To Let  
Rents from  
£5,417.50 p.a. exclusive



# First Floor High Specification Business Suites

210 - 297 SQ FT (19.54 - 25.71 SQ M) - MAY SUIT A VARIETY OF USES

📍 BANK STREET BUSINESS SUITES, 22 MARKET PLACE, ADLINGTON, CHORLEY, PR7 4EZ

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Attractive stone-built former banking hall
- Recently refurbished to a high specification
- Excellent connectivity via the A6 and Junction 6 of the M61 motorway
- Individual first floor office suites from 210 sq ft to 297 sq ft
- Prominent corner position in Adlington Village Centre
- Walking distance from Adlington Train Station
- Air conditioning, LED lighting and new carpet floor coverings
- Wi-Fi connectivity available
- One allocated car parking space per suite plus additional on-street parking
- 100% Business Rates Relief for qualifying occupiers
- Rents from £5,417.50 per annum



## LOCATION

The property occupies a prominent and highly visible corner position in the heart of Adlington Village Centre, situated on Bank Street and fronting Marketplace at its junction with Railway Road and Church Street.

A wide range of amenities are available nearby, including shops, cafés, restaurants and essential services, with Adlington Railway Station just a short walk away, providing regular connections to surrounding towns and cities. Nearby accessible towns include Blackrod, Westhoughton, Chorley and Horwich.

The property also enjoys good road communications, with easy access to the A6 and onward connectivity to Junction 6 of the M61 motorway, offering convenient links to Manchester, Preston and the wider regional motorway network.

## DESCRIPTION

The subject property comprises an attractive masonry stone-constructed former banking hall, recently comprehensively refurbished by the current owners to a high standard.

The available accommodation is located at first floor level and is accessed via a dedicated ground floor entrance on Bank Street. The space provides a range of well-presented individual office suites extending from approximately 172 sq ft to 269 sq ft, together with separate male and female WC facilities and a modern communal kitchen.

Each suite benefits from air conditioning, LED lighting and new carpet floor coverings. Externally, one allocated car parking space is provided per suite within a private rear car park, in addition to ample on-street parking in the immediate vicinity. Wi-Fi connectivity is available.

The suites are suitable for a variety of uses, including professional offices, therapy or treatment rooms and alternative studio uses such as yoga or Pilates (subject to any necessary consents).

Please see Floor Plan to rear.

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. **Each suite is sub-metered for electricity purposes and re-charged by the landlord on a monthly basis in addition to rent.** Wi-Fi connectivity is available. 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 Licence Agreement for a minimum term of 12 months with immediate occupation available. 1 months rent and 1 month deposit payable on occupation.

## AVAILABILITY & RENTAL

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

Description	Sq M	Sq Ft	Rental
Suite 1	19.54	210	£451.46 per month
<b>Suite 3</b>	<b>25.71</b>	<b>297</b>	<b>£585.42 per month - LET</b>
Suite 5	22.59	243	£512.50 per month

**NB: Rents are exclusive of Business Rates and Electricity.**

## VAT

VAT is applicable and will be charged at the prevailing rate.

## BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. 100% Business Rates Relief available for qualifying occupiers. **Interested parties are advised to make their own enquiries with Chorley Council to clarify any rates payable for the property.**

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of D(83). The certificate is valid until 14th December 2032. 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.

**Daniel Westwell** | Director

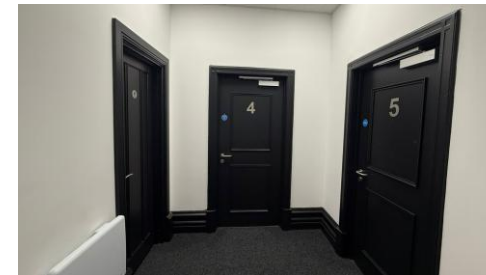
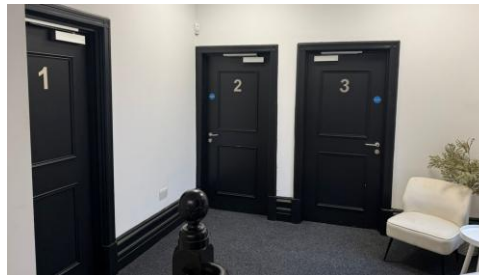
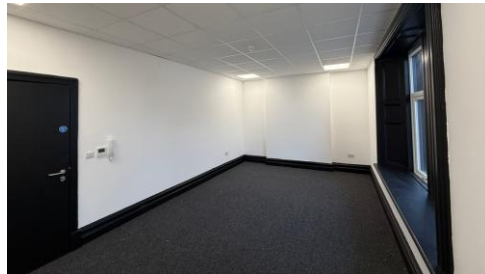
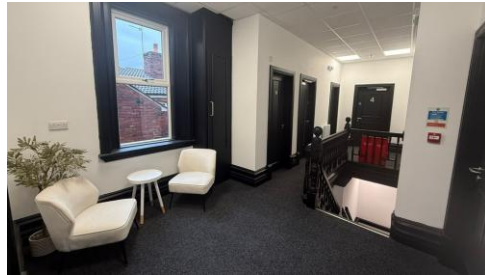
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**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

# FLOOR PLAN

