

To Let
£9,500 p.a. exclusive



Lock-up Unit with Offices

1,071 SQ FT (99.5 SQ M)

📍 UNIT 3, OLD CO-OP YARD, STATION ROAD, ADLINGTON, CHORLEY, PR7 4LA

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Part two-storey / part single-storey brick-built unit with flat roof
- Central location in Adlington, just off Station Road near the A6
- Mixed commercial and residential surroundings
- Approx. 0.15 miles from Adlington railway station
- Around 4 miles to Junction 6 of the M61 motorway (links to M6)
- Two electronically operated roller shutter doors
- Ground floor open plan layout with WC and kitchenette
- First floor office accommodation
- Accessed via secure shared yard with good nearby parking
- New Lease
- £9,500 per annum exclusive



LOCATION

The property is centrally located in Adlington, just off Station Road near the A6, within a mixed commercial and residential area. The surrounding area includes a mix of businesses, including retail, industrial, public houses, restaurants and independent operators, including nail salon, wedding boutique, cake shop/cafe and offices.

Adlington Railway Station is approximately 0.15 miles away, offering direct rail connections. The property also benefits from strong road links, with Junction 6 of the M61 around 4 miles away, providing easy access to the wider motorway network, including the M6.

DESCRIPTION

The subject property comprises a part two-storey/part single-storey lock-up unit of cavity red brick construction, set beneath a flat felted roof covering. There are two electronically operated roller shutter doors, providing loading access, as well as a steel pedestrian security door.

The unit is open plan in nature at ground floor level, however, does have a wall separating this into two bays. Within the store area on the ground floor, there is a single WC and kitchenette facility.

The upper floor extends to provide for office accommodation, currently configured as two separate offices and benefits from plaster painted walls and ceilings and a carpeted floor covering.

Access to the unit is via a shared communal yard area, which is secured with a manual swing action steel gate.

There is ample on-street parking within the immediate vicinity of the property, as well as Jubilee Playing Field car park, which is currently unrestricted.

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.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor	71.16	766
First Floor	28.33	305
Total	99.5	1,071

LEASE TERMS & RENTAL

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

Rental £9,500 per annum exclusive.

VAT

VAT is not applicable.

USE

E-class - commercial, business and service. **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).**

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

LEGAL COSTS

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,500, 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 Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

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.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 daniel.westwell@turnerwestwell.co.uk



