

To Let
£22,000 p.a. exclusive



Detached Trade Counter/Light Industrial Premises

1,899 SQ FT (176.42 SQ M)

📍 FORMER DICKINSON TOOL HIRE PREMISES, GEORGE STREET, CHORLEY, PR7 2BN

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Turner Westwell
Commercial Agents

KEY FEATURES

- Detached trade counter/light industrial premises
- Prominent roadside position fronting George Street (B5251)
- Adjacent to Wickes and Chorley Retail Park
- Gross Internal Area of approximately 176.42 sqm (1,899 sq ft)
- Attractive and modern upgraded front elevation
- Extensive concrete surfaced yard / parking / display area
- Electronically operated loading door
- Minimum eaves height of approximately 3m
- Flexible internal layout capable of adaptation
- Suitable for trade counter, showroom, warehouse or light industrial uses
- Potential for alternative uses including offices, therapy or beauty/personal care (subject to planning)
- New lease - Rental £22,000 per annum plus VAT



LOCATION

The property is prominently located fronting George Street (B5251), a continuation of Pall Mall leading to Shepherds Way / Lyons Lane, on the fringe of Chorley Town Centre. The property sits directly adjacent to Wickes and Chorley Retail Park within a popular and mixed-use commercial location.

Junction 8 of the M61 motorway is situated less than 1.5 miles from the property, providing excellent transport links to the wider national motorway network.

DESCRIPTION

The property comprises a detached portal framed trade counter / light industrial unit of brick and blockwork construction beneath a pitched roof, benefitting from an attractive and modern upgraded front elevation. The accommodation extends to a Gross Internal Area of approximately 176.42 sq m (1,899 sq ft).

Internally, the property provides a trade counter / showroom area with pedestrian access directly from the front yard and parking area, together with extensive warehouse and storage accommodation benefitting from a minimum eaves height of approximately 3m. Loading access is provided via the front elevation by way of an electronically operated loading door. To the rear, the property benefits from ancillary office accommodation, stores, WC and kitchen facilities. The current internal fit-out has been created predominantly using blockwork partitioning, allowing the space to be adapted or reconfigured to suit an occupier's individual requirements.

Externally, the property benefits from an extensive concrete surfaced yard area suitable for car parking, loading or external display purposes. The unit is considered suitable for a variety of uses including trade counter, showroom and light industrial, together with alternative uses such as offices, therapy centre or beauty/personal care sector uses, subject to the necessary statutory consents.

SERVICES

The mains services connected to the property to include water, gas, 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	176.42	1,899

LEASE TERMS & RENTAL

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

The rental is £22,000 per annum exclusive.

VAT

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,250, with effect from 1st April 2026. 100% Business Rates Relief may be available for qualifying occupiers. **Interested parties are advised to contact the Local Rating Authority (Chorley Council) to clarify.**

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.

USE

E-class - commercial, business and services. **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 21st December 2033. A full copy of the Report is available upon request.

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124 E

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

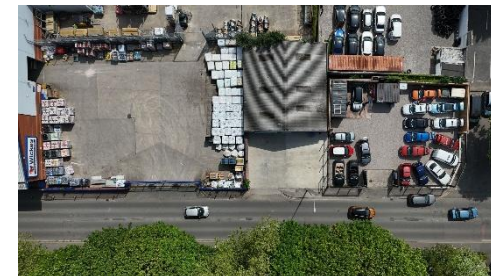
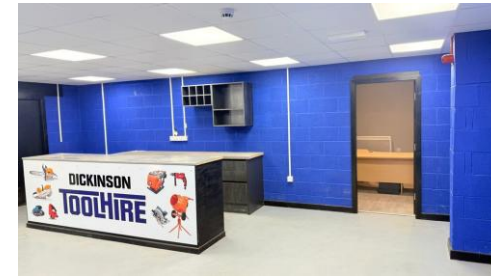
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending 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.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.