

For Sale
Site Area: 3.414 acres



Multi-Let Income Producing Former Textile Mill

77,100 SQ FT (7,162.59 SQ M) - MAY SUIT FUTURE REDEVELOPMENT - STPP

📍 YARROW MILL BUSINESS CENTRE, YARROW ROAD, CHORLEY, PR6 0LP

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Multi-let single storey former textile mill
- Income producing, let to 15 tenants, providing workshop, warehouse and office space
- Direct access from Yarrow Road to the A6 (Southport Road/Wigan Road) situated on the fringes of Chorley Town Centre
- Well positioned for access to Preston, Manchester and Liverpool
- Potential for future redevelopment - subject to planning
- Approximately 2 miles from Junction 8 of the M61, with connections to the M6 and M65
- Total site area of 3.414 acres (1.382 hectares)
- Attractive opportunity for investors/investor developers
- Fully let, producing a gross rent of approx. £316,500 per annum (rising to approx. £321,500 per annum in June 2027)
- Held Freehold under Title Number LA908204
- Offers in Excess of £3,000,000 exclusive



LOCATION

Yarrow Business Centre is located on Yarrow Road, approximately 0.5 miles south-west of Chorley Town Centre. The property sits within an established commercial area comprising light industrial, warehouse and ancillary residential uses.

The location benefits from good road connectivity, with the M61 motorway (Junction 8) within close proximity, providing direct access to Preston, Manchester and the wider North West motorway network. Chorley Railway Station and town centre amenities are also readily accessible, supporting both staff and business operations.

DESCRIPTION

Yarrow Business Centre comprises a substantial former textile mill of traditional slate north-light roof construction extending to approximately 77,100 sq ft (7,163 sq m). Predominantly single-storey, with a part two-storey section, the property has been subdivided to provide a range of workshop, warehouse, storage and office accommodation occupied by a variety of local businesses.

The property occupies a site extending to approximately 3.414 acres (1.382 hectares) and benefits from extensive communal concrete-surfaced parking, circulation and loading areas.

The asset provides a well-established multi-let investment with a diverse occupational profile and opportunities for future asset management and income growth. Given the scale of the site and its established commercial use, the property is expected to appeal to investors, owner-occupiers and developer-investors alike. Furthermore, the site may offer longer-term redevelopment potential, subject to planning and all necessary statutory consents.

Overall, the property represents an opportunity to acquire a substantial income-producing commercial asset with future value enhancement potential.

SERVICES

From our enquiries, we understand that mains electricity, water, gas and mains drainage are connected to the property. We understand the units are individually sub-metered for utilities and usage is re-charged by the Landlord. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances and therefore we are unable to comment upon their adequacy or condition.

ACCOMMODATION

See accommodation table below.

CURRENT TENANCY INFORMATION

The property generates a gross rent of approximately £316,500 per annum, rising to £321,500 per annum in June 2027. Current Tenancy Schedule is available on request.

TITLE/TENURE

The property is held Freehold under Title Number LA908204.

SALE PRICE

Offers in Excess of £3,000,000 exclusive.

VAT

VAT is applicable at the prevailing rate. Any sale of the Freehold interest is expected to be treated as a Transfer of Going Concern (TOGC).

BUSINESS RATES

The Tenants are responsible for payment of Business Rates (if applicable) direct to the Local Authority (Chorley Council).

PLANNING

It is the responsibility of the proposed purchaser 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 to be responsible for their own legal costs involved in the transaction.

EPC

EPC's have been commissioned. Full copies of the Reports are 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.

Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ adam.westwell@turnerwestwell.co.uk

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



ACCOMMODATION TABLE	
Unit	Size (sq ft)
1	1,500
2	1,700
3	3,700
4	4,900
5	5,000
6	4,500
7 & 8	2,400
9	1,550
10	1,500
11	1,500
12	4,000
16	19,100
17	11,000
18	8,350
19	5,500
20A/20B	900

