

To Let
£10,500 per annum
No VAT payable



Self-Contained Two-Storey Business Unit

915 SQ FT (85.00 SQ M)

📍 UNIT 2, CLARENCE STREET, CHORLEY, PR7 2AT

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Self-contained two-storey business unit
- Approximately 0.2 miles from Chorley town centre
- Excellent public transport links - Chorley Bus Interchange and Railway Station each within 0.3 miles
- Strong Road Connectivity - Easy access to the A6, A581, M61 (J8) and M6 (J27), providing links across the North West
- Established Commercial Area - Surrounded by a mix of trade, industrial, office and service occupiers in a well-established business location
- Ground floor workshop/storage space with roller shutter access
- Well-presented throughout with a range of modern floor finishes
- WC's to both ground and first floors
- Kitchenette to first floor
- 100% Business Rates Relief for qualifying occupiers
- VAT is not applicable
- Rental £10,500 per annum exclusive

LOCATION

The property occupies a prominent position on Clarence Street, accessed from George Street, within an established commercial area on the fringe of Chorley Town Centre. The town centre and Market are approximately 0.2 miles away, with Chorley Railway Station and Bus Interchange within easy walking distance. The surrounding area comprises a mix of commercial, trade counter, workshop, office and residential uses.

The property benefits from excellent road communications, with direct access to George Street (B5251) and convenient links to the A6, A581, M61 (Junction 8, circa 2 miles east) and M6 (Junction 27, circa 4 miles west), providing strong regional connectivity across Lancashire and the North West. Nearby occupiers include a range of local trade and service businesses, together with established employment locations such as Ackhurst Business Park and Chorley North Industrial Park.

DESCRIPTION

The property comprises a self-contained business unit arranged over ground and first floors. The unit provides for ground floor workshop/storage accommodation with roller shutter loading access, together with first floor office accommodation incorporating kitchenette and WC facilities. Internally, the units are finished to a good standard, with plastered and painted walls throughout and hard-wearing floor finishes to the ground floor areas.

Unit 2 extends to approximately 915 sq ft (84.9 sq m), comprising 486 sq ft (45.2 sq m) at ground floor level and 429 sq ft (39.9 sq m) at first floor level. The first floor office accommodation benefits from laminate/vinyl floor coverings.

Externally, there is car parking for 2 x vehicles.

SERVICES

The mains services connected to the units 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	45.15	486
First Floor	39.85	429
TOTAL	85.00	915

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: £10,500 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to clarify 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.

LEGAL COSTS

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

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

The property has an current Energy Efficiency Rating of C(63). The certificate is valid until 27th November 2035. 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.

Nathan Broughton | Graduate Surveyor

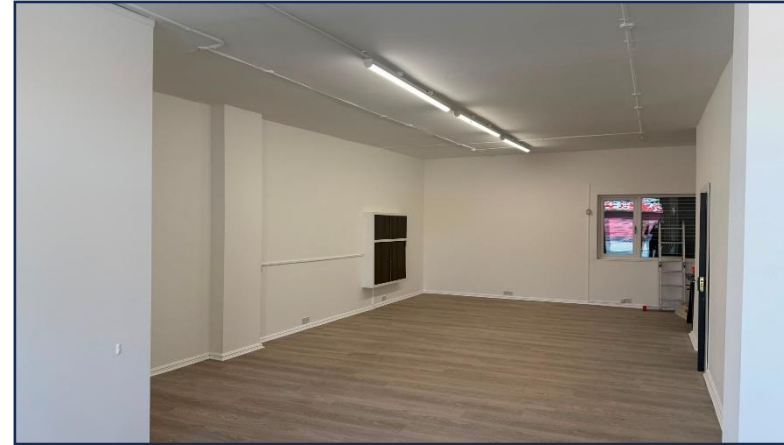
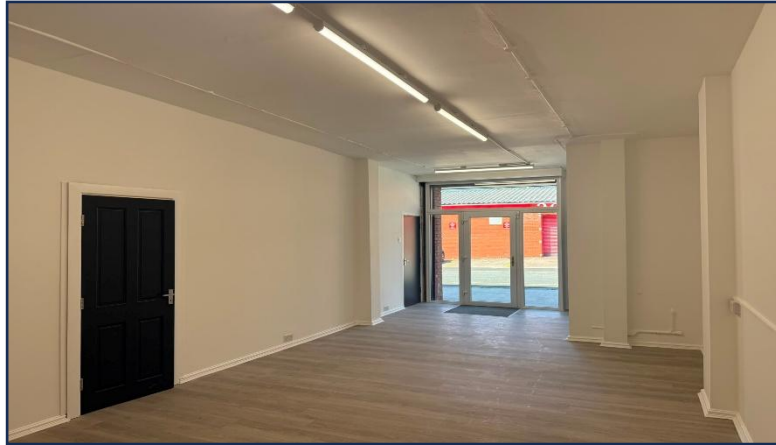
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