

To Let
£500 per calendar
month exclusive



Fully Equipped Car Wash & Detailing Compound

COMPOUND EXTENDING TO APPROX. 1,946 SQ FT (180.78 SQ M)

📍 PREMISES AT FRIDAY STREET, CHORLEY, PR6 0AA

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Friday Street Location
- Corner Position with Brown Street
- Close to Chorley Town Centre
- Fully Concreted Secure Compound
- Swing-Action Vehicular Access Gates
- Existing Car Wash & Pumping Equipment
- Covered / Canopied Working Area
- Surface Water Drainage
- 3.0m x 3.5m Portable Cabin with Kitchen
- 100% Business Rates Relief available (for qualifying occupiers)
- £500 per calendar month/£6,000 per annum exclusive



LOCATION

The property occupies a prominent position on Friday Street, situated at the junction with Brown Street on the fringes of Chorley Town Centre. The location provides convenient access to the town centre and its wide range of retail, leisure and professional amenities, whilst also benefiting from excellent accessibility by both road and public transport.

Chorley Train Station is within comfortable walking distance of the property, providing regular services to Preston, Manchester and other surrounding towns and cities. A number of short- and long-stay public car parks are also located within close proximity, providing convenient parking for staff, customers and visitors.

The property is well positioned for access to the wider local and regional road network, with the M61 motorway accessible via the surrounding road network, providing links towards Manchester and Preston and the wider North West.

DESCRIPTION

The property comprises a fully equipped car wash and vehicle detailing compound, offering a ready-to-use facility suitable for continued use as a car wash, valeting and detailing operation or other compatible vehicle-related business.

The site is accessed directly from Friday Street/Brown Street via a pair of swing-action gates, providing secure vehicular access into the compound. The entire site is concreted with surface water drainage provided throughout.

A portable cabin, measuring approximately 3.0m x 3.5m, is positioned within the compound and provides a useful office and welfare facility incorporating a kitchen area. The cabin also houses the pumping equipment and associated controls serving the car wash installation, providing a convenient and self-contained operational base.

To the rear of the compound is a covered/canopied area, providing useful sheltered working space for vehicle washing, valeting and detailing activities and offering protection from the elements.

The combination of secure gated access, extensive concrete surfacing, drainage, existing car wash equipment, covered working area and on-site welfare facilities provides a practical, fully equipped and ready-to-operate facility for an occupier within the automotive sector.

SERVICES

The mains services connected include water, electricity supply and mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

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 £500 per calendar month/£6,000 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

LEGAL COSTS

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

EPC

The site is exempt from EPC requirements

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,650, 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.

USE

Sui-Generis - May suit alternative uses, subject to planning permission. **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).**

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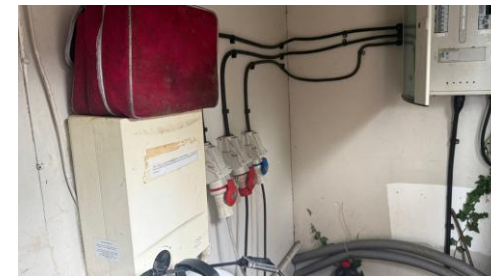
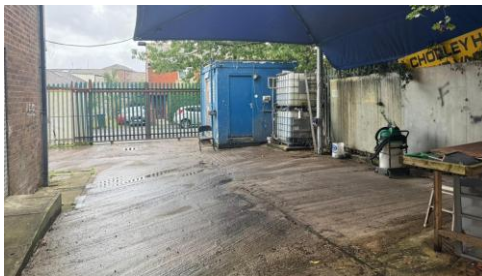
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending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