

For Sale
Offers in Excess of
£295,000



Town Centre Freehold Office Investment

1,755 SQ FT (163.03 SQ M)

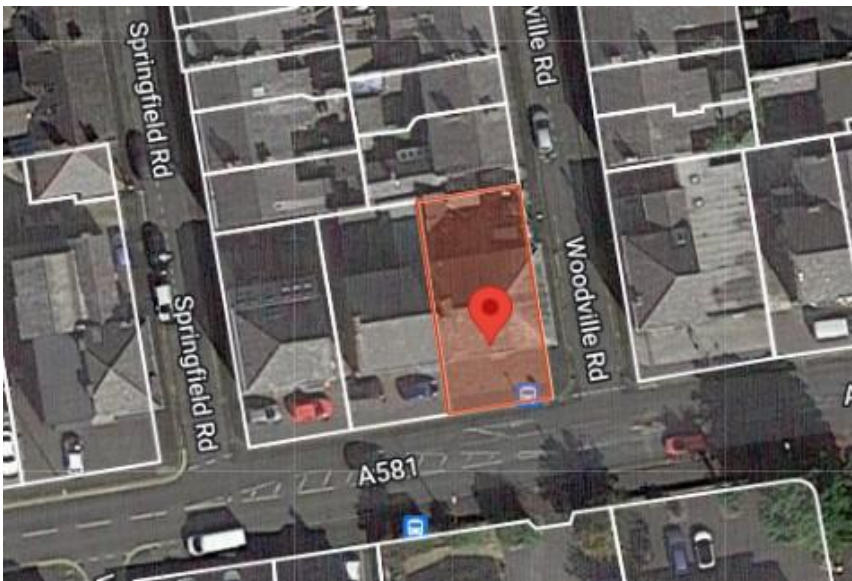
📍 ST. THOMAS HOUSE, 18 ST. THOMAS'S ROAD, CHORLEY, PR7 1HR

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Two-storey semi-detached office building
- Located in Chorley's main professional office district
- Excellent transport links - close to Junction 8 of the M61, providing easy access to the National Motorway Network.
- Public transport access on a main bus route and within walking distance of Chorley Train Station
- Local amenities nearby
- 9 self-contained individual suites across ground and first floors with additional basement storage
- Presented to an excellent standard throughout, having been recently refurbished
- On-site parking
- The property is held Freehold under Title Number LAN256600
- Income producing £3,514.99 per month (Gross Rental Yield 13.9%) when fully let - see current Tenancy Schedule below
- Offers in Excess of £295,000



LOCATION

The property is prominently located on St Thomas's Road, at the corner of Woodville Road, within the established professional area of Chorley, close to its junction with Market Street (A6).

The property is located in close proximity to many local amenities, including superb local restaurants, shops and cafes, together with excellent transport links via Junction 8 of the M61 motorway, providing convenient links to the National Motorway Network.

M&S Foodhall and Booths Supermarket are situated 400m east.

Chorley Train Station is within walking distance and the property lies on a Public Transport route.

DESCRIPTION

St Thomas House comprises a substantial, period two-storey semi-detached office property with single-storey extension at the rear. The accommodation within is presented to an excellent standard throughout, having been recently refurbished by its current owners.

Arranged over ground and first floors, the property provides for 9 x individual and self-contained office suites, occupied on a "managed" basis (not fully serviced).

Parking (not allocated) is available to the front and rear of the property. There is ample on-street and pay & display parking within short walking distance.

There is ancillary basement accommodation for storage purposes.

Floor plans available below.

SERVICES

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

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	SQ M	SQ FT
Suite 1	21.28	229
Suite 2	18.12	195
Suite 3	19.56	211
Suite 4	18.15	195
Suite 4a	11.11	120
Suite 5	19.52	210
Suite 6	18.70	201
Suite 7	19.42	209
Suite 8	17.17	185
TOTAL	163.03	1,755

SALE PRICE & VAT

Offers in Excess of £295,000.

VAT is not applicable.

TITLE/TENURE

The property is held Freehold under Title Number LAN256600.



BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

100% Business Rates Relief is available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority

USE

It is the responsibility of the purchaser to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Chorley Council).

CURRENT TENANCY INFORMATION

Please see current Tenancy & Outgoings Schedule below.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of E. The certificate is valid until 14th June 2031. 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. **When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) per check and must be paid by the proposed buyer(s) or tenant(s).**

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

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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.





TENANCY SCHEDULE/OUTGOINGS

ST. THOMAS HOUSE, 18 ST. THOMAS'S ROAD,
CHORLEY, PR7 1HR

SUITE	TENANT	MONTHLY RENTAL	LEASE PERIOD	BREAK OPTION/RENT REVIEW	COMMENTS
GROUND FLOOR					
Suite 1	Excelius Total Services Ltd	£410.00	6 months - from and including 1 st February 2025 to 31 st July 2025	The tenant will have an opportunity to determine the Licence after three months subject to three month's written notice.	Holding over - 1 months notice required to end tenancy
Suites 2 & 3	Duxbury Partnership Financial Advisors	£816.66 (both suites)	12 months - from and including 1 st October 2022 to 30 th September 2023	The tenant will have an opportunity to determine the Licence after three months subject to one month's written notice	Holding over - 1 months notice required to end tenancy
Suite 4	Footy Fanatics UK	£375.00	6 months - from and including 5 th November 2025 to 4 th April 2026	N/A	1 months notice required to end tenancy
Suite 4a	Vacant	Currently being marketed by TW at a monthly rental of £225.00			

SUITE	TENANT	MONTHLY RENTAL	LEASE PERIOD	BREAK OPTION/RENT REVIEW	COMMENTS
FIRST FLOOR					
Suite 5	All Safe Engineering	£458.33	3 months - from and including 23 rd October 2023 to 22 nd January 2024	The tenant will have an opportunity to determine the Licence after three months subject to one month's written notice	Holding Over - 1 months notice required to end tenancy
Suite 6	Lostock Legal Solicitors Ltd	£400.00	12 months - from and including 5 th December 2024 to 5 th December 2026	The tenant will have an opportunity to determine the Licence after three months subject to three month's written notice.	1 months notice required to end tenancy
Suite 7	Current Landlord	£450.00	Rolling monthly contract	N/A	1 months notice to end tenancy
Suite 8	TMO Accounting and Payroll Services Limited	£380.00	12 months - from and including 17 th March 2025 to 16 th March 2026	N/A	1 months notice required to end tenancy
TOTAL RENTAL INCOME - £3,289.99 PER MONTH (excluding vacant Suite 4a)					

Running costs (monthly) for the Landlord are approximately as follows: -

1. Heating (positive energy) £280 - £300
2. Water plus £40
3. Bins £60
4. Insurance £270
5. Cleaning £80

Tenants are each responsible for their own telecoms and business rates.

FLOOR PLANS

