

To Let/
May Sell
Flexible Lease Terms



High Quality Professional Office/Consulting/Treatment Room

108 SQ FT (10.03 SQ M)

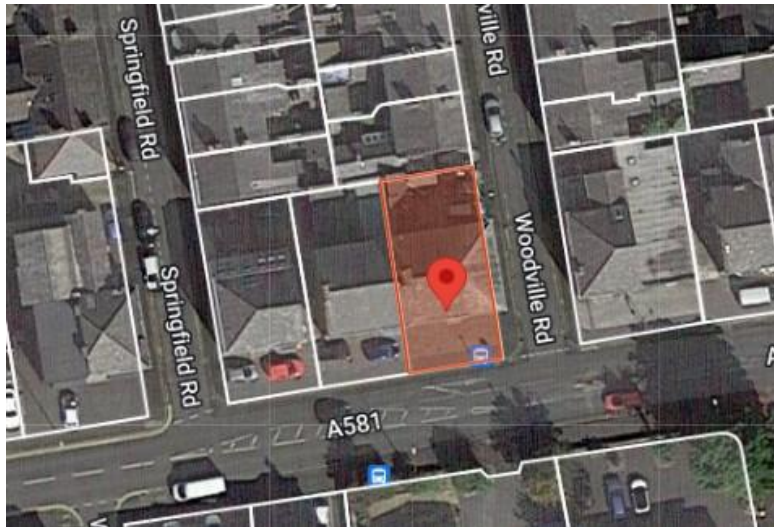
📍 SUITE 4A, ST. THOMAS HOUSE, 18 ST. THOMAS'S ROAD, CHORLEY, PR7 1HR

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality professional office accommodation
- Located in Chorley's main professional office district
- Flexible Licence Agreements with immediate occupation
- Rent inclusive of utilities to provide cost certainty to Tenant
- Suitable for a range of uses, including office, consulting and/or treatment rooms/suites
- Basement storage available (additional fees apply)
- Presented to an excellent standard throughout, having been recently refurbished
- 3-12 month tenancy
- On-site parking (not allocated)
- Close proximity to shops, amenities and Chorley Train Station
- New Lease
- Rents from £225.00 per calendar month (no VAT payable)



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 a number of individual and self-contained office suites, suitable for a range of users including professional offices, therapy and treatment room/consulting rooms.

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 which can be made available for storage purposes, if so required, at an additional cost.

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.

LEASE TERMS

Available by way of a flexible Licence Agreement for a minimum term of between 3-12 months. Immediate occupation is available.

AVAILABILITY & RENTAL

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

Description/Floor	Sq Ft	Rental (PCM)
Suite 4a - Ground Floor	108	£225.00

*Inclusive of utilities (exclusive of Business Rates - see below). Tenants are to organise their own telecoms and internet/IT installations.

VAT

VAT is not applicable.

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 (Chorley Council) and to make their own application for Small Business Rates Relief.

USE

Professional offices, consulting or treatment rooms. **It is the responsibility of the Tenant to verify their intended use of the property is 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

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.

101-125

E

109 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.

Nathan Broughton | Property Agent

07393799957 ✉ nathan.broughton@turnerwestwell.co.uk



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.

FLOOR PLANS

