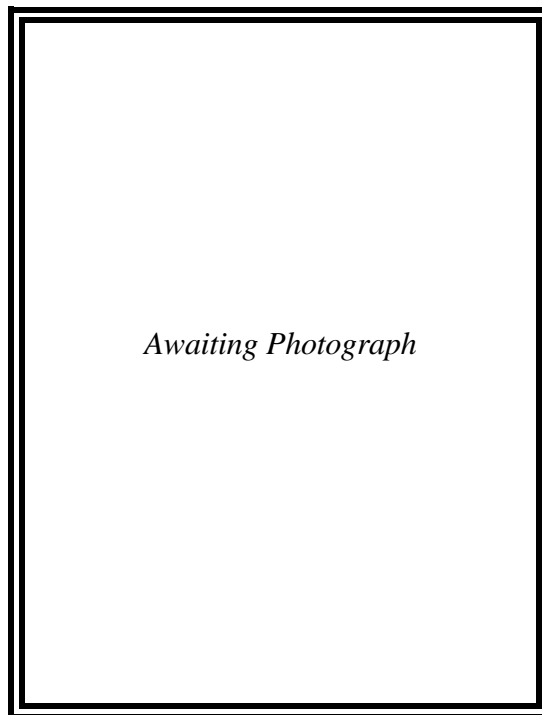


TO LET
TOWN CENTRE
RETAIL UNIT

48 m_ (520 sq ft)

**1A Oak House
High Street
Chorley**



LOCATION

The premises are located in Chorley Town Centre in a prominent position on High Street with adjoining occupiers including Bon Marché, and the recently refurbished Rigby Walk Shopping Centre.

DESCRIPTION

The property comprises a ground floor retail unit of brick construction and provides an open plan sales area with large display window, and ancillary toilet facilities.

ACCOMMODATION

Internal Width	4.7 m	15'6"
Sales Depth	10.2 m	33'6"
Sales Area	48.3 m ²	520 sq ft

W.C

RATES

We are verbally informed by the Local Authority Business Rates Department that the premises have a rateable value of £8900.

TERMS

The premises are available on a minimum 3 year full repairing and insuring lease at a rent of £10,500 p.a exclusive of VAT.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlords reasonable legal costs incurred in the transaction.

VIEWING

By appointment with the retained agents Whittle Jones. Telephone (01257 238666)

OFFICES TO LET

106 m² (1,145 Sqft)

**SUITE 5
OAK HOUSE
HIGH STREET
CHORLEY**

LOCATION

Oak House is prominently situated on High Street, Chorley, at its junction with the A6, Market Street, and approximately one mile from Junction 8 of the M61 motorway.

DESCRIPTION

Oak House has been fully refurbished to provide quality office accommodation incorporating an entrance foyer at ground floor level and two complete floors of modern offices above. The building is of traditional brick construction with stone facings and a slate roof. The floors are of suspended beam construction..

ACCOMMODATION

The offices are finished to a high quality specification including suspended ceilings, fluorescent lighting, carpets and fitted reception area. There is a full gas central heating system provided throughout.

Male and female toilet facilities are provided on each floor

RATES

The rateable values will be re-assessed by the Valuation Office upon letting.

VIEWING

Strictly by appointment with the sole agents Whittle Jones North West. (Tel 01257 238666)