

TO LET

TOWN CENTRE OFFICES WITH CAR PARKING

135 m₂ (1,450 Sq Ft)

Awaiting Photograph

1 ASHFIELD ROAD, CHORLEY

LOCATION

Ashfield Road is situated immediately off St Thomas' Road, and forms part of the main professional area of Chorley. The immediate vicinity is characterised by a mix of well established surveying practices, accountants and solicitors. Ashfield Road is also within close proximity to the town's retailing sector and other local amenities.

DESCRIPTION

The premises comprise an end-terraced former residential property that has been converted to provide office accommodation. The property is of traditional brick construction situated beneath a pitched slate roof.

Internally, the accommodation provides a range of private offices on the ground and first floor. Kitchen facilities are located at ground floor level, whilst male and female wc's are situated on the first floor. The premises are carpeted and decorated throughout and have the benefit of gas central heating.

Externally there is a concrete/tarmac surfaced car park providing four car parking spaces to the front and rear of the premises.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice to have the following net internal areas:-

		M_	Sq Ft
1 Ashfield Road	Ground and first Floor Basement Storage	135	1,450

RATES

We have been informed by the Local Authority Business Rates Department that the premises have a Rateable Value of £9,900.

The current Uniform Business Rate for the financial year 2002/2003 is 43.7p in the £1.

TERMS

The Premises are available by way of a minimum three-year Internal Repairing and Insuring lease, at a rental of £15,500 per annum.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment via the sole agents, Whittle Jones North West, telephone 01257 238666.