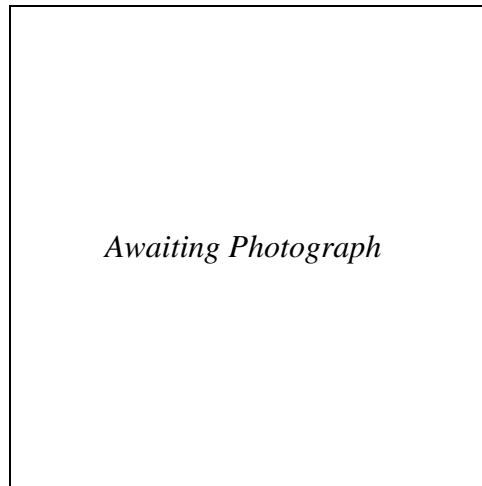


SHOP UNIT 1/2
THE CARRINGTON CENTRE
THE GREEN, ECCLESTON, CHORLEY

Retail/Office Unit To Let
156m_ (1,684 ft_)



LOCATION

Eccleston is a popular and busy village, located approximately eight miles from Preston and four miles from Chorley. The Carrington Centre is the main shopping complex and commercial/industrial centre in the village, with occupiers including Kwik Save, the local Library and the Post Office.

DESCRIPTION

The Carrington Centre was originally a textile weaving mill, which has been tastefully and imaginatively converted to provide an attractive shopping complex combined with commercial and light industrial uses. There are approximately seventy free parking spaces in front of the Centre.

The unit is located within the main shopping mall on the complex, and would ideally suit either retail or office premises.

ACCOMMODATION

The shop has the following dimensions:-

Shop Front: 10.5m (24'5")

Shop Depth: 13.0m (44'3")

Net Internal Area : 156m² (1,684 ft²) (including partitioned offices)

(All areas quoted above are approximate and have been recorded in accordance with the RICS Code of Measuring Practice).

In addition, the shop has W.C. facilities to the rear of the shop.

RATES

At the present time we are unsure of the rateable value for the property and believe that the unit may have to be re-assessed due to previously being part of larger premises. Interested parties should make their own enquiries of the Local Authority.

LEASE TERMS

The unit is available on three year effectively Full Repairing and Insuring Lease.

USE

It is understood that the premises has planning permission for Class A1 and Class A2 uses. Interested parties should make further enquiries to the Local Planning Authority.

RENT

£6,000 per annum. There is also a service charge payable that currently stands at £ per annum.

**SHOP UNIT 13
THE CARRINGTON CENTRE
THE GREEN, ECCLESTON, CHORLEY**

**Retail Unit To Let
82m_ (884 ft_)**



LOCATION

Eccleston is a popular and busy village, located approximately eight miles from Preston and four miles from Chorley. The Carrington Centre is the main shopping complex and a commercial/industrial centre in the village, with occupiers including Kwik Save, the local Library and the Post Office.

DESCRIPTION

The Carrington Centre was originally a textile weaving mill, which has been tastefully and imaginatively converted to provide an attractive shopping complex combined with commercial and light industrial uses. There are approximately seventy free parking spaces in front of the Centre.

The unit is prominently located at the front of the complex, adjacent to the main shopping mall.

ACCOMMODATION

The shop has the following dimensions:-

Shop Front: 7.44m (24'5")

Shop Depth: 11.91m (39'1")

Net Internal Area : 82.1m² (884 ft²)

(All areas quoted above are approximate and have been recorded in accordance with the RICS Code of Measuring Practice).

In addition, the shop has small kitchen and wc to the rear of the shop.

RATES

We are informed by the Local Authority Business Rates Department that the premises have a rateable value of £6,150. The Uniform Business Rate for the financial year 2003/2004 is 45.6p in the £. Interested parties should make their own enquiries to the Local Authority.

LEASE TERMS

The Unit is available on three year effectively Full Repairing and Insuring Lease.

USE

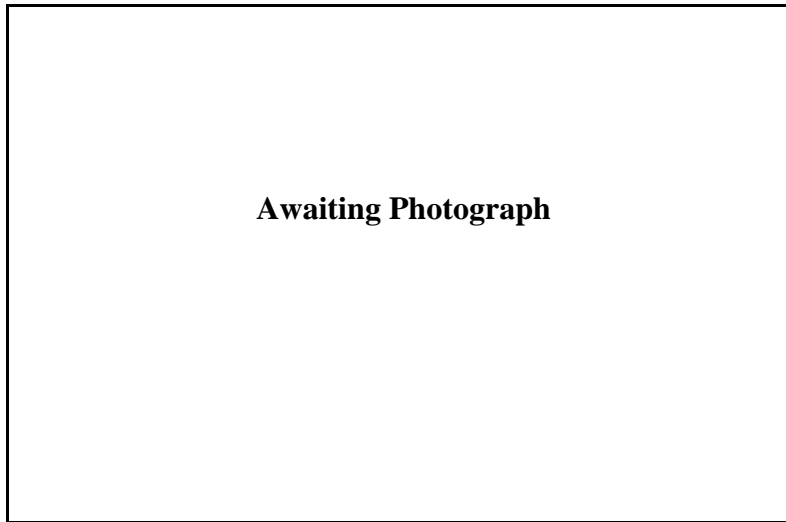
It is understood that the premises has planning permission for Class A1 and Class A2 uses. Interested parties should make further enquiries to the Local Planning Authority.

RENT

£9,000 per annum. There is also a service charge payable that currently stands at £950 per annum.

TO LET
WORKSHOP/OFFICE PREMISES

755m_ (8,126 Sq Ft)



UNIT 14
THE CARRINGTON CENTRE
THE GREEN
ECCLESTON
CHORLEY

LOCATION

The unit is situated on an established commercial/industrial complex in the village of Ecclestone.

The Centre is within easy travelling distance to the centres of Leyland, Chorley and Preston, and also within close proximity to the M6/M61 Motorways

DESCRIPTION

The Carrington Centre was originally a textile weaving mill, which has been converted to provide a shopping complex combined with commercial and light industrial uses.

The premises are of brick construction situated beneath a northern light roof. The premises provide heated workshop and office accommodation with ancillary toilet facilities.

Externally, there is ample parking.

ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice and has a gross area of 755m² (8,126 sq ft).

RATES

The current Rateable Value of the property is £11,750, payable £4,958.50 per annum.

TERMS

The unit is available on a minimum three year lease at a rental of £31,940 per annum including service charge.

LEGAL FEES

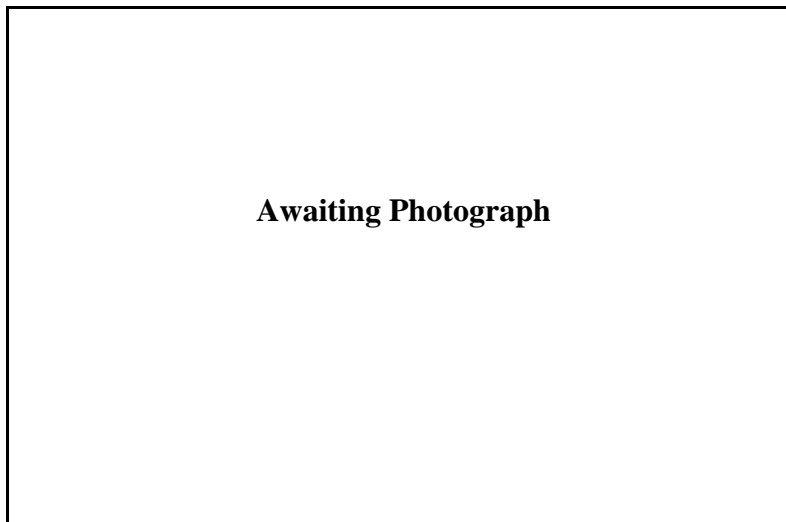
The Tenant will be responsible for the Landlord's reasonable legal fees incurred.

VIEWING

By appointment with the Retained Agents, Whittle Jones North West, telephone 01257 238666.

TO LET
WORKSHOP/OFFICE PREMISES

334m_ (3,590 Sq Ft)



UNIT 24
THE CARRINGTON CENTRE
THE GREEN
ECCLESTON
CHORLEY

LOCATION

The unit is situated on an established commercial/industrial complex in the village of Ecclestone.

The Centre is within easy travelling distance to the centres of Leyland, Chorley and Preston, and also within close proximity to the M6/M61 Motorways

DESCRIPTION

The Carrington Centre was originally a textile weaving mill, which has been converted to provide a shopping complex combined with commercial and light industrial uses.

The unit forms a single-storey workshop located within a terrace of similar accommodation. The premises are of brick construction situated beneath a northern light roof. The premises provide workshop with ancillary toilet facilities.

Externally, there is ample parking.

ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice and has a gross area of 334m² (3,590 sq ft).

RATES

The current Rateable Value is £6,400, payable £2,700.80 per annum.

TERMS

The unit is available on a minimum three year lease at a rental of £15,200 per annum including service charge.

LEGAL FEES

The Tenant will be responsible for the Landlord's reasonable legal fees incurred.

VIEWING

By appointment with the Retained Agents, Whittle Jones North West, telephone 01257 238666.