



TO LET 10-12 CLEVELAND STREET CHORLEY PR7 1BH

1,808 ft² / 168 m² superbly appointed offices arranged over first and second floors in the heart of Chorley Town Centre.

- Prominently located on the junction of Cleveland Street and High Street with a private access from High Street
- Close to Booths Supermarket and the town's main public car park.
- Fitted to a high standard throughout and ready for immediate occupation.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently situated on the corner of Cleveland Street and High Street in the heart of Chorley Town Centre. Excellent public car parking facilities are available close by.

Description

A superb suite of offices with the benefit of a private entrance from High Street.

The accommodation is well appointed throughout and has been decorated and maintained to a high standard and is ready for immediate occupation.

Accommodation

The net internal office area extends to approximately 1,808 ft².

The offices provide a ground floor entrance, mainly open plan offices to the first and second floors together with kitchen and male and female WCs.

First Floor: 674 ft²
Second Floor: 1,134 ft²

The offices are well fitted and appointed to a high standard including fitted carpeting, plastered and painted walls, window blinds, dado trunking, Cat II lighting etc.

Plans attached to the particulars illustrate the layout of the offices.

EPC

A copy of the EPC will be made available through the Agent's office.

Assessment

The unit is entered on the rating list at a rateable value of £6,000.

Rates payable 2019/2020: 49.1p in the £

Small business relief may be available.

Services

Full gas fired central heating is installed together with burglar and fire alarms and emergency lighting.

Lease

The offices are available on a new three year lease, or multiples thereof, subject to upward only rent reviews at three yearly intervals.

The lease shall be upon effective full repairing and insuring terms by way of a service charge.

Rental

£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

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

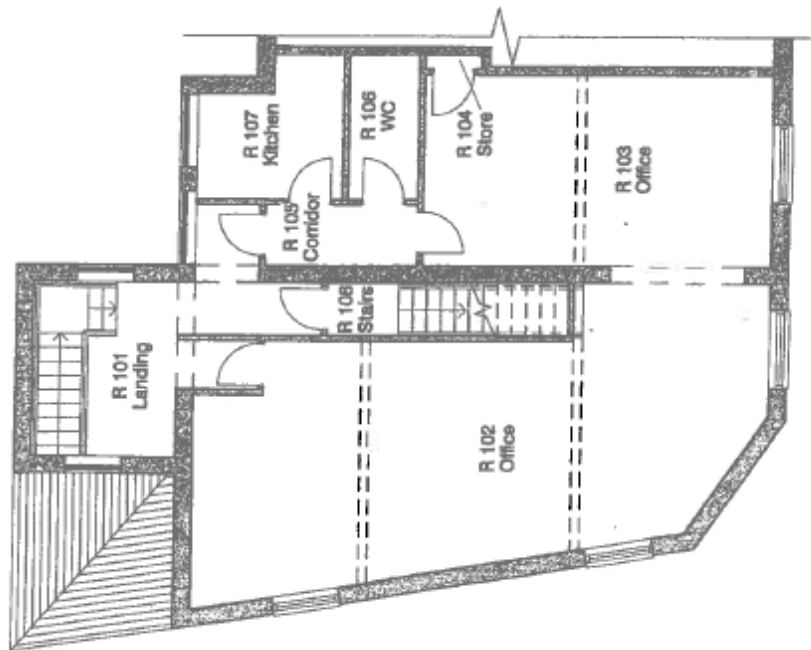
All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk

10-12 CLEVELAND STREET

FIRST FLOOR



SECOND FLOOR

