TO LET



11 Barnes Wallis Way, Buckshaw Village (Chorley) PR7 7JA











- Buckshaw Village is a modern development in Lancashire approximately 2 miles from Chorley and 10 miles from Preston
- The development itself will provide up to 4,000 new homes as well as a primary school and health centre
- Neighbouring retailers include Tesco, Subway, Barnardos, Red Rose Property together with numerous independent operators
- Excellent road and public transport connections

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Area

Ground Floor 870 sq ft (80.84 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£21,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £13,250

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Planning

The premises currently benefit from Class E Planning Permission but would be suitable for a number of uses subject to the necessary consents.

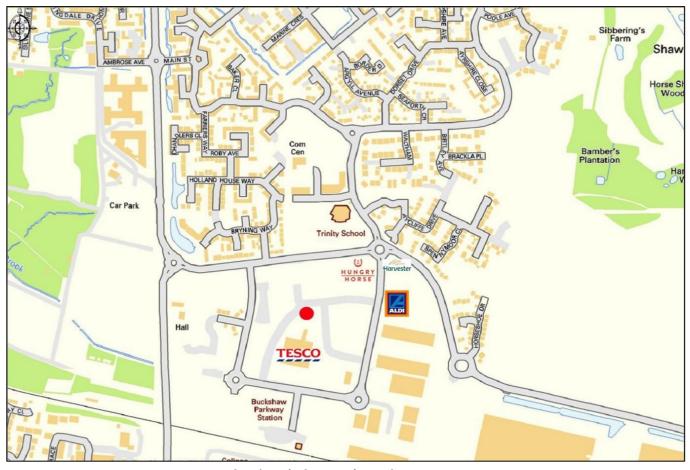
Legal Costs

Each party to be responsible for their own legal costs.



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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on: https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/ code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaime

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers 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. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2024



