

# TO LET



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



**897 sq ft**

Area



**£21,500 p/a**

Rent



**£13,000**

Rates - RV



**TBC**

EPC

- 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



#### Area

Ground Floor 897 sq ft (83.38 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: £13,000

#### EPC

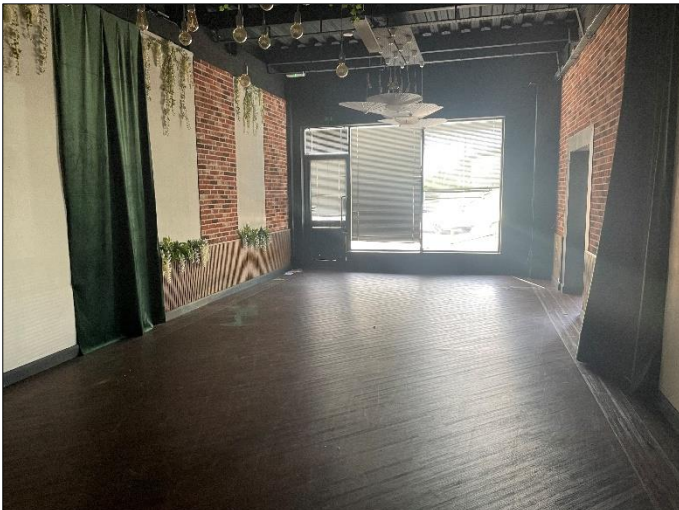
An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

#### 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](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.

#### Disclaimer

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