## **TO LET PROFESSIONAL OFFICE SUITES** FROM 9.31 SQ M (100 SQ FT) TO 20.84 SQ M (224 SQ FT)



01204 522 275 | Iambandswift.com



### LANCASTER HOUSE 5 CHORLEY NEW ROAD BOLTON BL1 4QR

From £3,000 Per annum

- Refurbished to a good standard retaining many original features
- Attractive garden fronted mid-terrace office building
- Cellular offices suitable for 1-4 persons

- Occupying professional/prestigious location
- All inclusive rent providing cost certainty for Tenant
- From £3,000 per annum inclusive

# Lamb & Swift

### 01204 522 275 | Iambandswift.com



#### LOCATION

Lancaster House is situated fronting Chorley New Road, (A673), close to Bolton Town Centre, Bolton School and David Lloyd Leisure Centre.

There are a number of professional occupiers nearby, in particular Solicitors and Accountants.

Chorley New Road is well served and provides access in and out of Bolton's Town Centre, is approximately 3 miles of junction 6 of the M61 motorway and 1 mile of the A666 St Peters Way.

#### **DESCRIPTION**

Lancaster House comprises a a period 3 storey garden fronted mid terraced office property, of traditional solid brick construction set beneath a pitched slate roof covering. The property has been subjected to a full refurbishment yet retains many original features, both internally and externally.

Internally, the property is arranged over ground, first and second floor levels together with ancillary storage and further office in the basement.

The offices are spacious and suitable for 1-4 person offices. There is a communal kitchen situated at ground floor level and the communal WC's are located at first floor. The accommodation provides for a good mix of cellular offices available on an "all inclusive" basis.

The property has recently undergone a refurbishment, providing for high quality offices, whilst maintaining many period and original features. The property also benefits from a recent rewire and new combi-boiler.

#### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

| DESCRIPTION        | SQ M  | SQ FT |
|--------------------|-------|-------|
| First Floor Rear   | 9.31  | 100   |
| Second Floor Front | 20.84 | 224   |

#### LEASE TERMS

The property is available by way of a 12 month licence agreement on an all inclusive basis. The rent includes cost of heating, lighting, water and cleaning of common areas. Tenants are responsible for their own telecoms and internet costs/installations.

### <u>RENTAL</u>

First Floor Rear Second Floor Front

**SERVICES** 

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

£3,000 per annum

£6,000 per annum

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

#### VAT

VAT is not applicable.

#### **BUSINESS RATES**

The Business Rates are included within the rent.

#### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Andrew Kerr or Nathan Broughton Email: <u>Akerr@lambandswift.com</u> or <u>nbroughton@lambandswift.com</u>

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ



Messer Lamb & Swith Commercial for thereadors or lessors of this property whose agents they are give notice that al] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise correctness of each of them, c] to person in the employment of Messes Lamb & Swith Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com













Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

# Lamb & Swift

01204 522 275 | lambandswift.com













Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.