

TO LET

PROFESSIONAL OFFICE SUITES

**FROM 9.29 SQ M (100 SQ FT) TO
20.84 SQ M (224 SQ FT)**

Lamb & Swift
Commercial Property

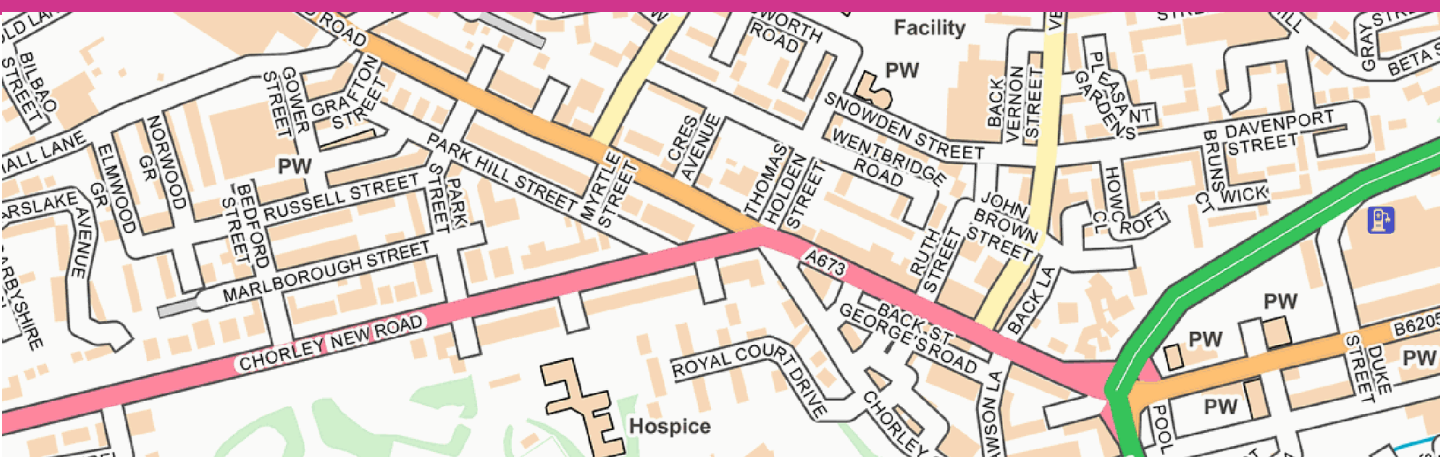
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**LANCASTER HOUSE
5 CHORLEY NEW ROAD
BOLTON
BL1 4QR**

**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**
- **Rental from £3,000 per annum inclusive**



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 Back	09.29	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.

RENTAL

First Floor Back £3,000 per annum
Second Floor Front £7,200 per annum

SERVICES

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

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.

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