



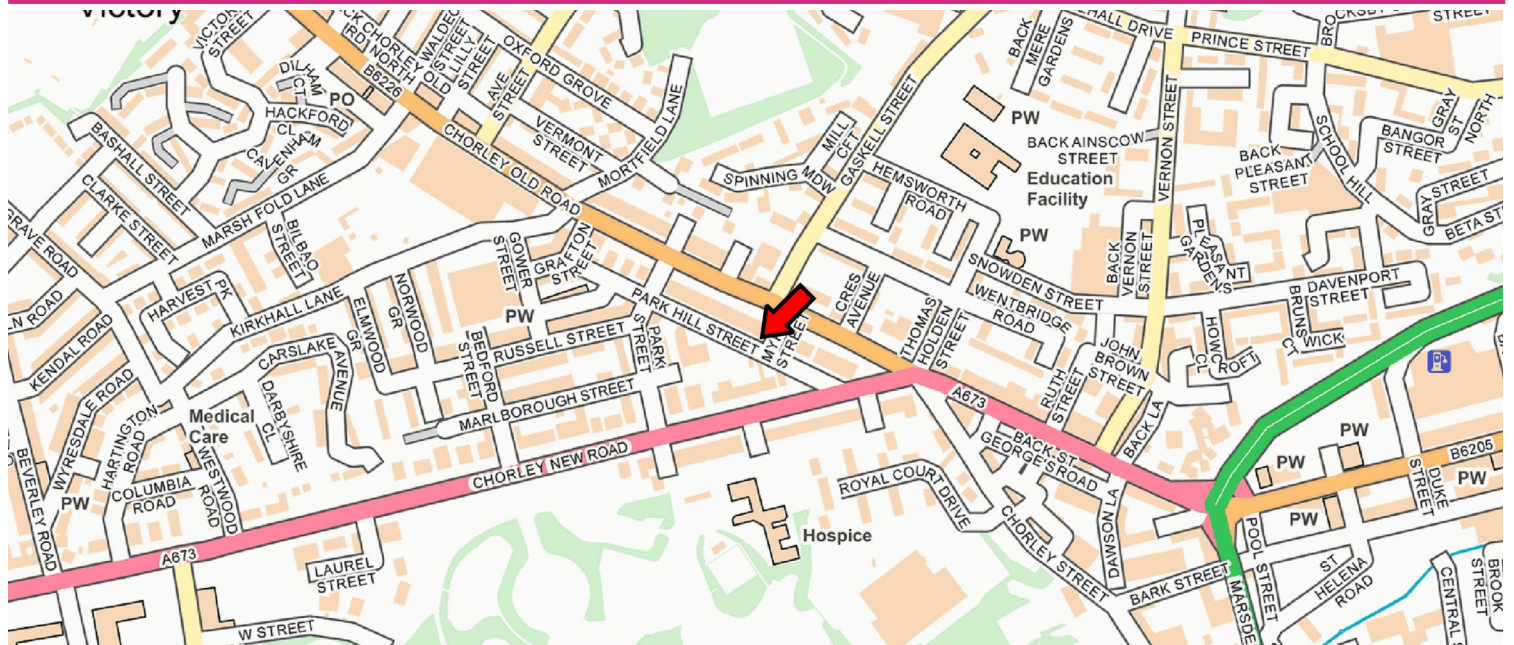
**END TERRACE CHARACTER STONE OFFICE BUILDING  
IN PRESTIGIOUS LOCATION  
96.17 SQ M (1,036 SQ FT)**

**TO LET**

**4 MYRTLE STREET  
BOLTON  
BL1 3AH**

- ◆ Located close to solicitors, architects, physiotherapist etc
- ◆ Within close proximity of main arterial routes
- ◆ 100% Business Rates Relief for qualifying small businesses
- ◆ Parking for 1/2 vehicles
- ◆ Rental £9,950 per annum exclusive





### LOCATION

The property is accessed off Chorley Old Road (B6226) via Myrtle Street, which is approximately 0.5 miles north of Bolton town centre in close proximity to the junction of Chorley Old Road with Gaskell Street. Alternatively, the property can also be accessed from Chorley New Road (A673) at its junction with Park Hill Street.

The immediate vicinity is an established office area, popular with accountants, solicitors and other professional occupiers.

### DESCRIPTION

A two storey end of terrace office building arranged over ground and first floors. Internally the property is cellular in nature providing for spacious individual office/meeting rooms, with plaster painted walls and ceilings and carpeted floor coverings.

The property is of traditional stone construction and is set beneath a pitched and slated roof covering with part single glazed timber casement windows and part Upvc double glazed frames.

The premises benefit from parking for approximately 1-2 vehicles and ample on street car parking directly outside the property.

### ACCOMMODATION

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

Ground Floor Right Hand Suite	15.30 sq m	(165 sq ft)
Ground Floor Rear Suite	20.09 sq m	(216 sq ft)
Ground Floor Front Suite	14.83 sq m	(160 sq ft)
First Floor Rear Suite	17.43 sq m	(188 sq ft)
First Floor Front Suite	28.52 sq m	(307 sq ft)
<b>OVERALL</b>	<b>96.17 sq m</b>	<b>(1,036 sq ft)</b>

### LEASE TERMS

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

### Important Notice

Messrs 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 lessees and do not constitute nor 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

### LEGAL COSTS

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

### RENTAL

£9,950 per annum exclusive.

### VAT

VAT is not applicable.

### RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £9,400 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### SERVICES

The mains services connected to the property 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.

### EPC

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

### VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Andy Kerr or Nathan Broughton

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Email: akerr@lambandswift.com or nbroughton@lambandswift.com

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