

TO LET

**SUPERB OFFICE SUITE/
TREATMENT/CONSULTING ROOM**
35.24 SQ M (379 SQ FT)

Lamb & Swift
Commercial Property

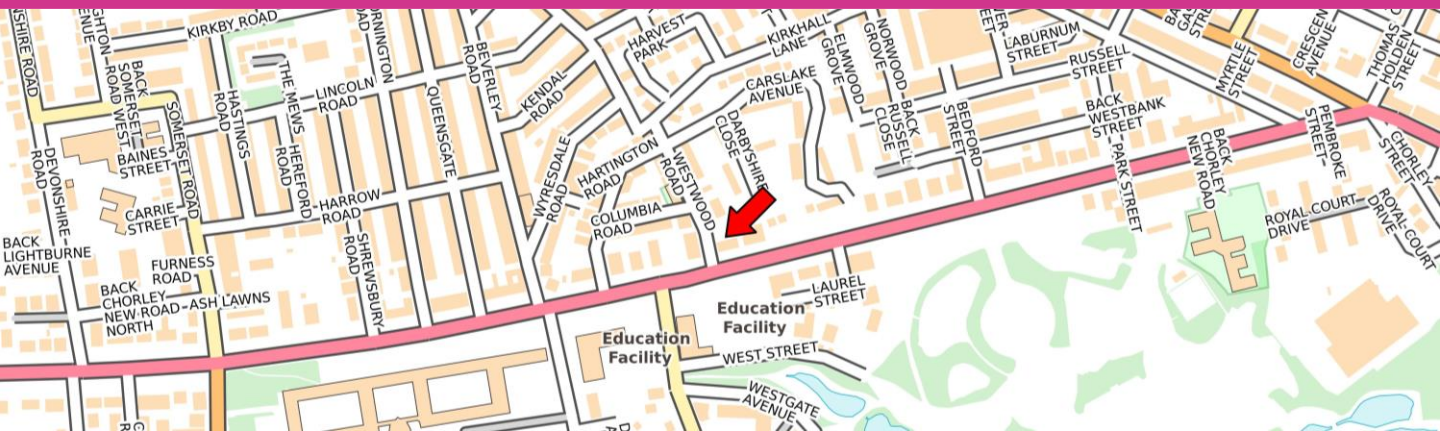
01204 522 275 | lambandswift.com



**96 CHORLEY NEW ROAD
BOLTON
BL1 4DH**

£9,600
Per annum

- Well proportioned office
- May suit office or treatment/counselling/beauty room etc.,.
- Professional and prestigious office location
- Walking distance of Bolton School
- 12 month licence agreement
- Air conditioned rooms
- All inclusive rental package available – cost certainty for tenant
- £9,600 per annum inclusive



LOCATION

The property occupies a prominent corner position, fronting the A673 Chorley New Road, close to Bolton Grammar School. This is a professional office location, which includes nearby occupiers such as Solicitors, Accountants and other professional office users. There are convenient transport links to the National Motorway Network via the A666 St Peters Way and also junctions 5 & 6 of the M61 motorway.

DESCRIPTION

The subject property comprises a period, two storey semi-detached property of traditional masonry construction, set beneath a pitched and slated roof covering.

Internally, the accommodation is arranged over ground, first and second floors together with ancillary basement storage. The available accommodation is situated on both ground and first floor levels and comprises spacious individual office suites ranging from 187 sq ft to 532 sq ft.

All suites benefit from air conditioning units and intercom entry system. The accommodation provides for separate male and female WC facilities and communal kitchen facility.

There is on street car parking, immediately adjacent to the property.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor Suite 4	35.24	379

LEASE TERMS

Available by way of a Licence Agreement for a minimum term of 12 months at an all inclusive rental, excluding Business Rates. 100% rates relief is available for all suites for qualifying tenants.

RENTAL

Ground Floor Suite 4: £9,600 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

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

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

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