



NEW RETAIL & OFFICE OPPORTUNITIES IN ICONIC TOWN HALL BUILDING

TO LET

**WESTHOUGHTON TOWN HALL
MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AW**

- **3 new and refurbished Class E ground floor units within iconic Town Hall Building and first and second floor offices**
- **Fronting main retail high street**
- **Ground floor units suitable for use Class E opportunities**
- **Q2 2024 anticipated completion date for the intended refurbishment**

LOCATION

Westhoughton Town Hall is located fronting Market Street within Westhoughton Town Centre close to the junctions of Bolton Road (B5235) and Victoria Street.

A wide range of shops are located along the high street including bars/restaurants and service type businesses.

See attached plan.

DESCRIPTION

The proposal is that the Town Hall will be fully refurbished and reconfigured to provide 3 Class E retail/leisure/office/food and beverage units at ground floor and offices to the first and second floors whilst the existing council chamber will remain in-situ.

The ground floor will be converted and refurbished to a shell specification to include electric, water and drainage connected and a "white box" shell ready for occupiers to fit out.

The upper floor offices will comprise of a number of open plan and cellular style accommodation and will be fully fitted out ready to occupy on new flexible lease terms. The spaces will incorporate break out areas and shared collaborative accommodation so that businesses can mix and share ideas.

See drawings for proposed sub-division units.

ACCOMMODATION

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

Retail Unit 1	87.00 sq m	(936 sq ft)
Retail Unit 2	66.51 sq m	(716 sq ft)
Retail Unit 3	105.07 sq m	(1,131 sq ft)
First Floor	206.61 sq m	(2,234 sq ft)
Second Floor	175.86 sq m	(1,883 sq ft)
Overall Total	641.05 sq m	(6,900 sq ft)

SERVICES

Mains water, electric and drainage will be connected to the retail units.

RENTAL

On Application.

LEASE TERMS

New leases will be negotiated for a term of years to be agreed on effective Tenants Full Repairing & Insuring Terms.

Expressions of interest in the refurbished space are requested at this early stage in marketing.

Plans in PDF and CAP can be provided to interested parties.

SERVICE CHARGE

A service charge may be payable. Further information will be made available on request.

VAT

VAT is applicable at the prevailing rate.

RATES

To be assessed on completion.

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.

EPC

EPC's will be commissioned and a full copy of the Report will 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.

Contact: Nick Swift

Telephone: 01204 522 275

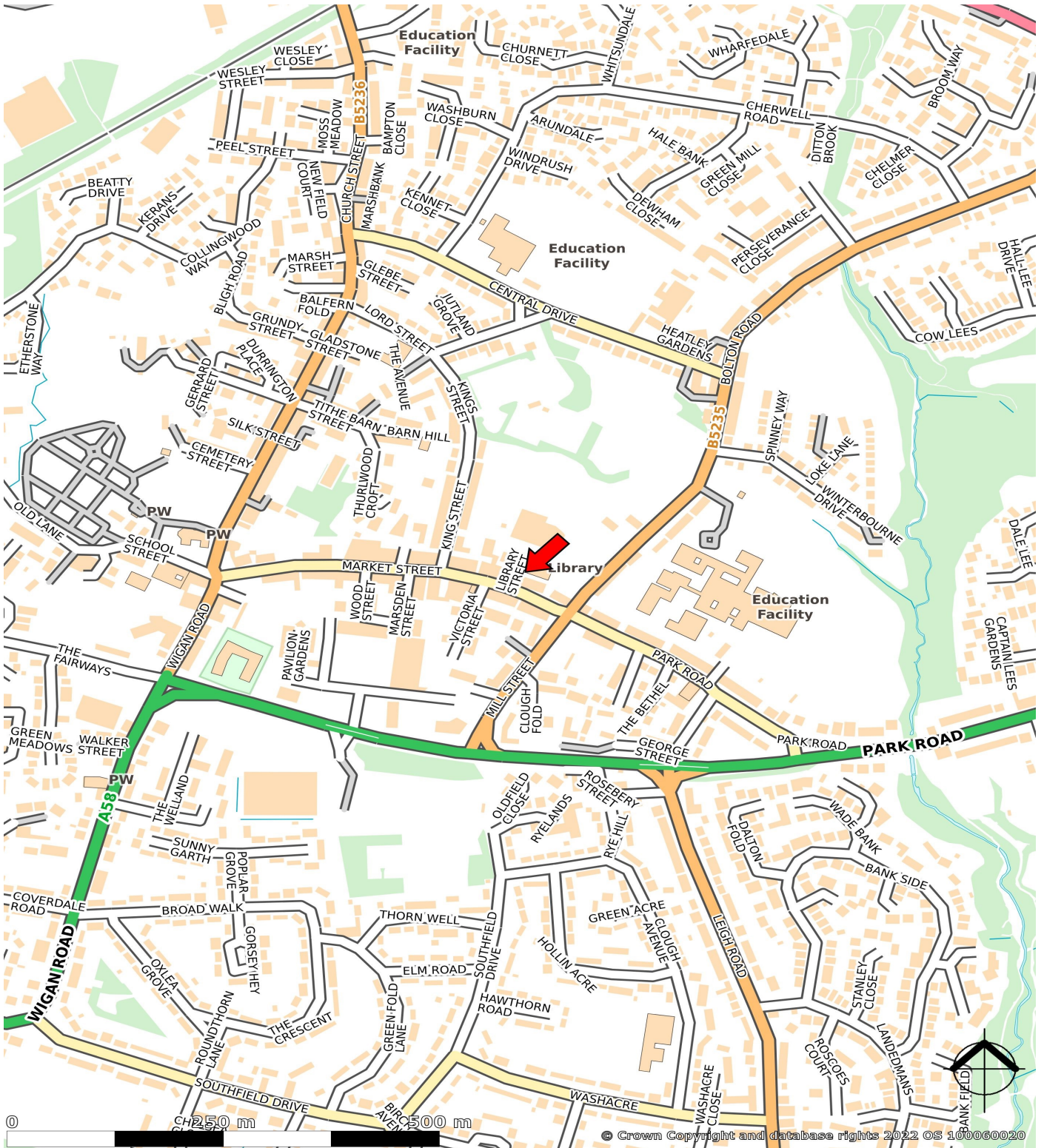
Email: nswift@lambandswift.com

Website: www.lambandswift.com

Important Notice

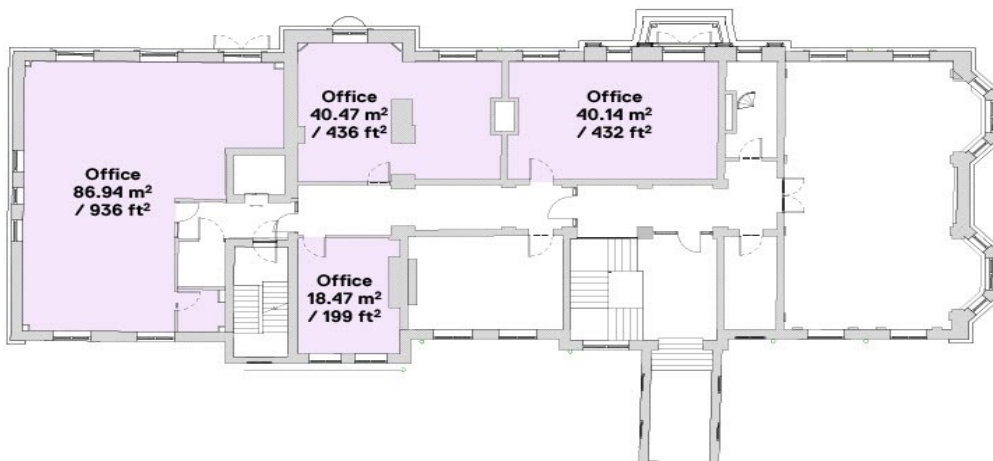
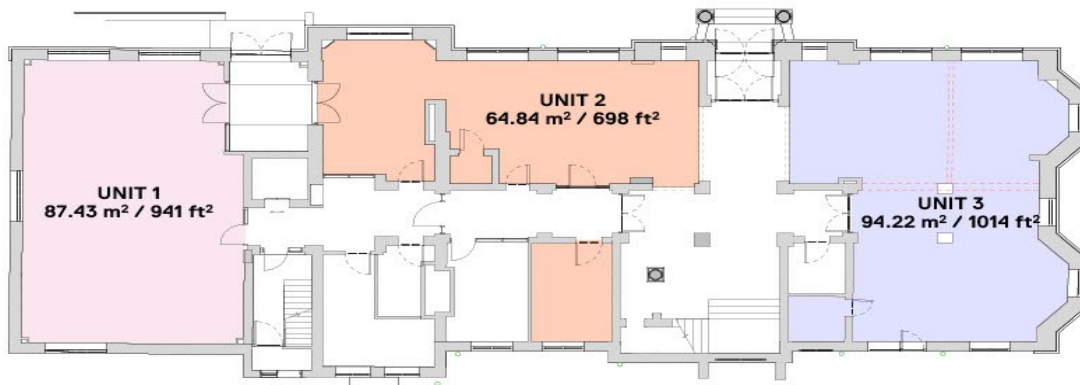
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LOCATION PLAN



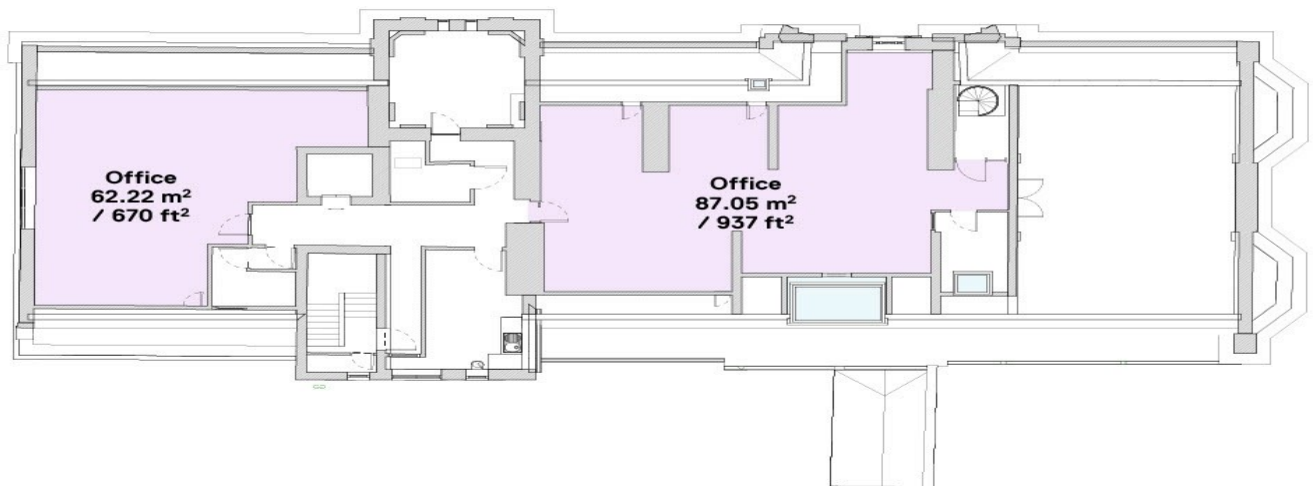
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