

TO LET

**GROUND FLOOR OFFICE WITH BASEMENT
STORAGE**

211.12 SQ M (2,272 SQ FT)

Lamb & Swift
Commercial Property

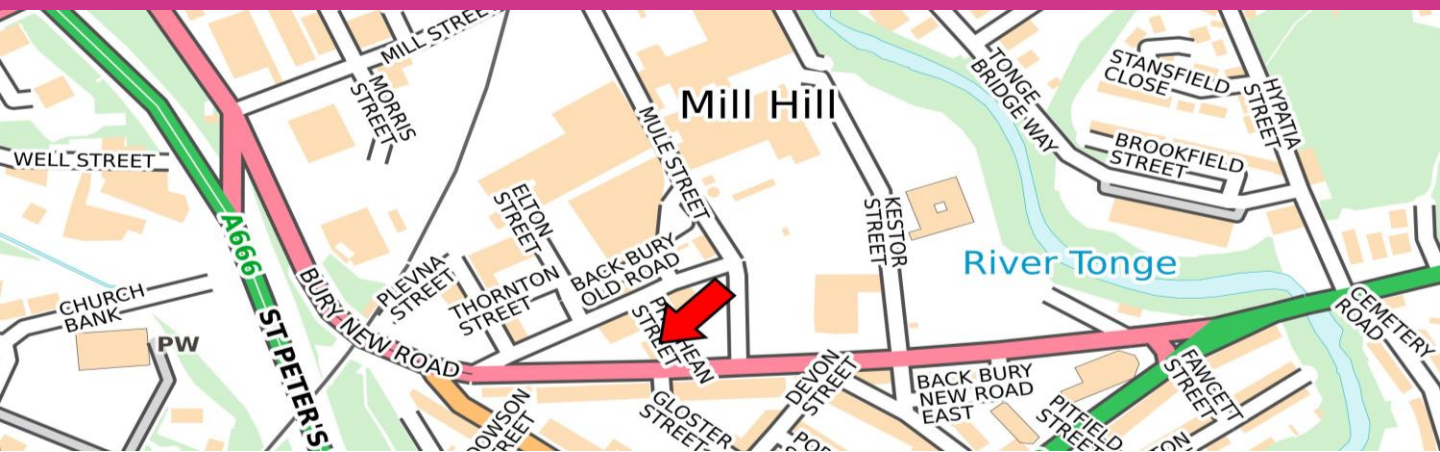
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**WELLINGTON HOUSE
51 BURY NEW ROAD
BOLTON
BL2 2BN**

£22,500
Per annum

- Open plan accommodation
- Large basement suitable for storage
- Located on the fringes of Bolton Town Centre
- Excellent access to A666 (St Peters Way)
- Parking for approximately 8-10 vehicles
- On Street parking available



LOCATION

The subject property is located in the Haulgh area of Bolton, which is on the fringes of Bolton Town Centre. Bolton is well served by both the local and national road network, being approximately 3 miles from the M61 motorway, which in turn, provides access to the M60 Manchester Orbital Motorway to the south-east and the M6 to the north-west. St. Peter's Way (A666), which provides direct access to the M61, is approximately 0.4 miles from the property.

The property occupies a prominent position fronting onto Bury New Road (A673). Surrounding properties comprise primarily of commercial properties to the north, east and west and predominantly residential properties to the south.

DESCRIPTION

The subject property comprises a substantial, detached former drinking establishment of solid red brick construction that has been converted to provide office space at ground floor and residential upon the first floor.

Internally the property is primarily open plan in nature with the provision of some smaller offices within and benefits from a basement, ideal for storage purposes.

The property is well maintained and is decorated with plaster painted walls and ceilings throughout and is lit with LED light fittings throughout.

Parking is available for approximately 8 vehicles.

ACCOMMODATION

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

Description	SQ M	SQ FT
	211.12	2,272

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of 12 years with a break option at year 5. The rental is £22,500 per annum exclusive.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £19,750 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

Telephone: 01204 522275

Contact: Josh Morgan or Lois Sutton

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