

# ALL ENQUIRIES

**THREE STOREY OFFICE ACCOMODATION**  
**3,898 SQ FT (362.14 SQ M)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | lambandswift.com



**WATSON LAURIE HOUSE**  
**232 - 236 ST GEORGES ROAD**  
**BOLTON**  
**BL1 2PH**

**FOR SALE:**  
**£545,000**  
**TO LET:**  
**£42,500 per annum**

- Situated in a prominent position at the junction of Chorley New Road, Chorley Old Road and St Georges Road
- Approximately 15 car parking spaces allocated to the rear
- Professional office location
- Would suit professional use such as, Accountant, Solicitor etc.
- Professional entertaining suite
- Located on the fringes of Bolton town centre



### LOCATION

The subject property is situated prominently fronting St Georges Road, close to the junctions of Chorley New Road (A673) and Chorley Old Road.

Watson Laurie House is located within a predominantly commercial office use area, approximately ¼ miles from Bolton Town Centre on a public transport route.

The immediate vicinity, including Chorley New Road is a traditionally popular location, particularly with professionals such as Accountants, Financial Advisors, Solicitors and Surveyors, etc.

### DESCRIPTION

The subject property comprises self contained good quality office accommodation situated within an attractive building.

The accommodation benefits from being predominately open plan is arranged over the ground, first and second floor. The property would suit a variety of uses subject to planning permission.

In addition, there is approximately 15 parking spaces located at the rear.

### 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	117.90	1,269
First Floor	121.69	1,310
Second Floor	122.55	1,319
<b>TOTAL</b>	<b>362.14</b>	<b>3,898</b>

### PRICE AND RENTAL

£42,500 per annum rental is quoted on a new tenants FRI lease or alternatively a sale will be considered at £545,000.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and 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 £40,400.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

Available upon request.

### VAT

VAT is not applicable.

### 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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Contact: Nick Swift

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