

TO LET

FIRST FLOOR OFFICE SPACE WITH PARKING
369.30 SQ M (3,975 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



99-101 BARK STREET
BOLTON
BL1 2AX

£21,000
Per annum

- **First floor offices**
- **May suit a variety of uses STPP**
- **Town centre location**
- **Parking available**
- **Several pay and display car parks close by**
- **Close to all Bolton town centre amenities – shops, restaurants, cafes etc**
- **In close proximity to a main bus route through the town centre**
- **INCENTIVES AVAILABLE – SUBJECT TO TENANT STATUS**



LOCATION

The subject property is located on Bark Street, close to its junction with Knowsley Street, in close proximity to The Market Place Shopping Centre. As such, the space available is amongst the main retail circuit of Bolton, and benefits from being located just off a main bus route serving the Town and ultimately, a good level of pedestrian foot flow.

The property is located within approximately 1/2 mile of the A666 St Peters Way and therefore benefits from excellent communication links to the National Motorway Network.

In addition to the on-site parking available, there are a number of public and NCP car parks close by.

DESCRIPTION

The subject premises comprise of first floor space currently configured to provide for a mixture of cellular and open plan office space, with scope for alternative uses subject to planning permission. The accommodation is split into two majority open plan offices.

The property benefits from carpeted floor coverings throughout, plaster painted walls and suspended ceilings with inset strip lighting.

The accommodation further provides for both male and female toilets and kitchen facility.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
First Floor	369.30	3,976

LEASE TERMS & RENTAL

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

Rental £21,000 per annum.

4 Parking spaces included.

VAT

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

BUSINESS RATES

The subject property currently has the following Rateable Value assessments associated with the accommodation:

First Floor Front Office: £10,000

First Floor Rear Office: £9,300

The subject property will be subject to a re-assessment if let as a whole.

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.

SERVICES

The mains services connected to the property to include water, 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.

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: Josh Morgan or Lois Sutton

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