

# TO LET

## TOWN CENTRE OFFICE ACCOMMODATION

FROM 59.74 SQ M (643 SQ FT)

TO 69.30 SQ M (747 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | lambandswift.com



**NELSON HOUSE**  
**NELSON SQUARE**  
**BOLTON**  
**BL1 1JT**

From  
**£7,950**  
Per annum

- Town Centre premises providing for office accommodation to the upper floors.
- Offices recently refurbishment to a modern standard
- Self-contained suite with WC's and kitchen facility
- In close proximity to the Bolton interchange Train/Bus station
- Available for immediate occupation
- From £7,950 per annum exclusive
- Fifth Floor on an all inclusive basis



### LOCATION

The subject property is located upon Nelson Square and occupies a prominent corner position fronting Bradshawgate. The heart of Bolton town centre is just a short walk away and Bolton Interchange is also within walking distance, with both train and bus services available.

The immediate area provides for a number of uses and operators, including, a number of bars, shops and office users.

The A666 St Peters Way is within easy reach of the subject property, which provides access to the M61 Motorway and in turn the M60 Manchester Orbital Network.

### DESCRIPTION

The subject property is arranged across five floors, with available accommodation first, second and third floor levels.

The office accommodation has been fitted out to a high standard, including carpeted floor coverings, plaster painted walls and ceilings and is lit by way of ceiling mounted strip lights.

Each suite benefits from a modern kitchen facility and WC's.

The accommodation benefits from a passenger lift serving all floors and a bike store facility within the basement.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Third Floor	69.30	747
Fifth Floor	59.74	643
<b>TOTAL</b>	<b>129.04</b>	<b>1,390</b>

### LEASE TERMS & RENTAL

Available by way of an Internal Repairing & Insuring Lease for a term of years to be agreed.

Third Floor: £7,950 per annum exclusive.  
Fifth Floor: £14,400 per annum **inclusive**.

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

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the following Rateable Values:

- 3<sup>rd</sup> Floor: £6,100
- 5<sup>th</sup> Floors: £10,750

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.

Please note, should the first and second floors be let separately, then each suite will be subject to a Re-assessment.

### 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: Lois Sutton

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