## **TO LET PRESTIGIOUS OFFICES WITH PARKING** FROM 288.18 SQ M (3,102 SQ FT) TO 1,520.30 SQ M (16,363 SQ FT)

## Lamb & Swift Commercial Property

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### 45-53 CHORLEY NEW ROAD BOLTON BL1 4QR

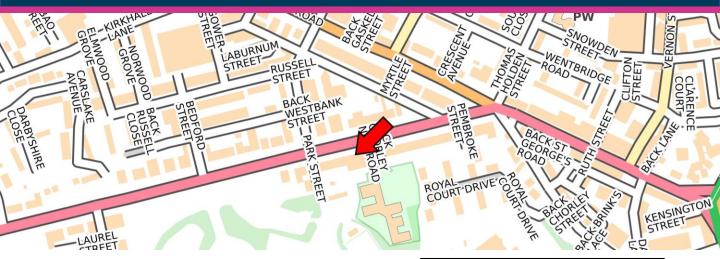
- Prominent period style office premises
- Arranged across ground, first, second (in part) and basement levels
- Accommodation available from 288.18 Sq M (3,102 Sq Ft) to 1,520.30 Sq M (16,363 Sq Ft)
- Located within a well-established and prestigious location

RENTS FROM: £11.50 to £13.50 PER SQ FT

- Parking for 40 vehicles (some of which are back-to-back)
- Within in easy reach of the local transport links
- May suit a number of uses STPP
- A split of the premises may be considered

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### LOCATION

The subject properties are located within a prestigious and professional office location to the southern side of Chorley New Road, close to the fringes of Bolton town centre and close to its junction with Chorley Old Road and St Georges Road.

The properties are situated within a mixed-use area, with predominately offices and residential properties being located within the immediate vicinity.

Nearby occupiers including a mixture of Solicitors, Accountants, Architects and Surveyors.

### DESCRIPTION

The subject property comprises a terrace of office premises, which are currently all interlinked, with accommodation arranged across basement, ground, first and second floor attic space in part. A number of the properties benefit from three-storey extensions to the rear.

The accommodation is configured to provide for a mix of open plan and cellular accommodation.

Externally, the property benefits for a substantial car park, providing for approximately 40 vehicle spaces (some of which are back-to-back).

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
45-47 Chorley New Road		
Basement	59.27	638
Ground Floor	297.57	3,203
First Floor	285.30	3,071
Second Floor	150.97	1,625
Total	793.11	8,537

DESCRIPTION	SQ M	SQ FT
49-51 Chorley New Road		
Basement (49)	35.30	380
Basement (51)	70.79	762
Ground Floor	143.44	1,544
First Floor	136.57	1,470
Second Floor	52.77	568
Total	438.87	4,724
DESCRIPTION	SQ M	SQ FT

DESCRIPTION	SQ M	SQ FT
53 Chorley New Road		
Basement	62.43	672
Ground Floor	96.43	1,038
First Floor	91.42	984
Second Floor	37.90	408
Total	288.18	3,102

The premises are available as a whole.

### **LEASE TERMS & RENTAL**

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

Rents from £11.50 per sq ft to £13.50 per sq ft.

### **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.

6.8 Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particula dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and or each of them, c] to person in the employment of Messen Lamk & Swift Commercial has any authority to make given any representation. onstitute nor constitute part of an offer of co ity and any intending pur-ntations or warranty what

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### 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 a Rateable value of £138,000 from 1st April 2023.

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



Date of certificate: 29th January 2021

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 Email: lsutton@lambandswift.com

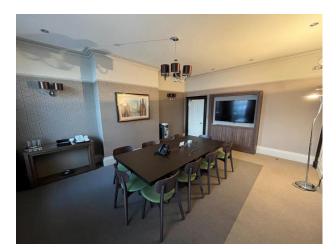
Contact: Nick Swift Email: nswift@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ











#### Important Notic

Improvement votice Messes Lands & Swift Commercial for thenestres and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and accupation and other details are given whoten tesponsibility and any intending purchaser or tenants should not rely on them a statements or representations of fact but must satisfy themselves by impection or otherwise as to corretness of each of them, c] to present of Messes Lands & Swift Commercial has any authority to make or give any representations or varianty whatsoever in tradient to this property.

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