

# 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

01204 522 275 | [lambandswift.com](http://lambandswift.com)



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

**RENTS FROM:  
£11.50 to £13.50 PER  
SQ FT**

- 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
- 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



**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
<b>45-47 Chorley New Road</b>		
Basement	59.27	638
Ground Floor	297.57	3,203
First Floor	285.30	3,071
Second Floor	150.97	1,625
<b>Total</b>	<b>793.11</b>	<b>8,537</b>

DESCRIPTION	SQ M	SQ FT
<b>49-51 Chorley New Road</b>		
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
<b>Total</b>	<b>438.87</b>	<b>4,724</b>

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

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.

### 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 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

45-53 CHORLEY NEW ROAD BOLTON BL1 4QR		Energy rating <b>C</b>
Valid until 28 January 2031	Certificate number 7607-3686-2696-9360-7081	

Date of certificate: 29<sup>th</sup> 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.

### 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.

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