

TO LET

OFFICE

78.00 SQ M (840 SQ FT)

Lamb & Swift
Commercial Property

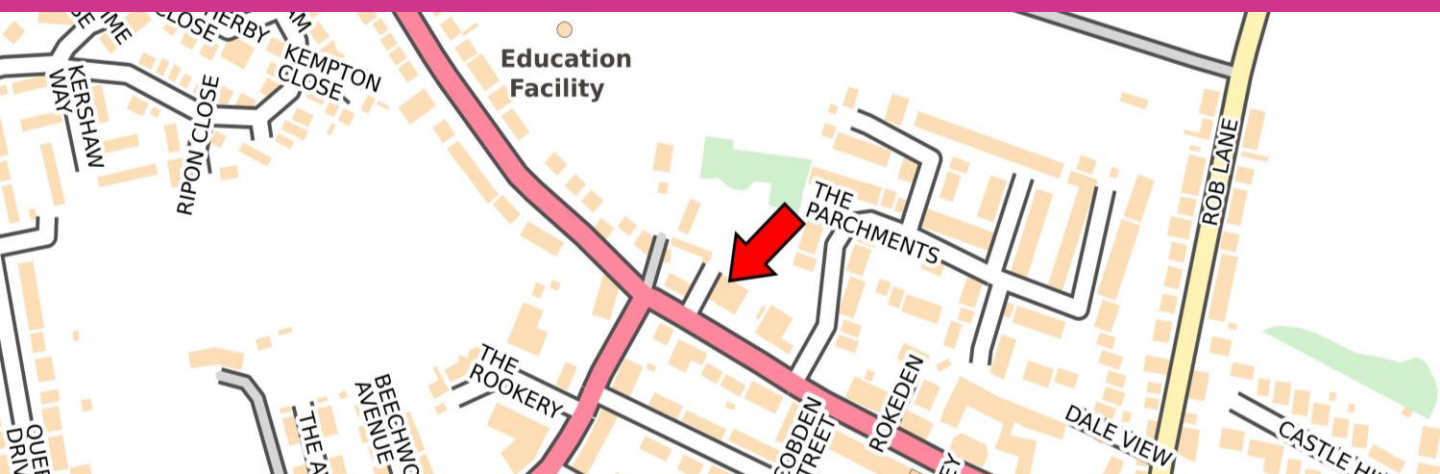
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**THE ELMS
152A HIGH STREET
NEWTON-LE-WILLOWS
WA12 9SG**

£15,500
Per annum

- Ground & First Floor office premises
- Situated just off the thriving Newton High Street
- Smaller suite available at 152B High Street, please see separate listing
- On-site parking with potential for additional spaces if required



LOCATION

The property is located in the heart of Newton-le-Willows, just off the High Street at its western end, close to the mini-roundabout junction with the A49 Ashton Road and the A572 Crow Lane East.

The tarmacaded access road from High Street is shared with the neighbouring social club and leads to a car park.

Newton High Street is a popular location, and comprises predominantly commercial properties, with a mixture of retail uses, restaurants, drinking establishments and other amenities such as a doctor's surgery and pharmacy.

DESCRIPTION

The property comprises an office building currently divided into two separate suites finished to a high standard.

152A High Street comprises a ground floor reception area incorporating a kitchen, WC and meeting room. The suite extends to the first floor where there is an open plan office with feature beams and a further meeting room.

This part of the property is finished to a good standard and provides a self-contained space with its own entrance, kitchen and WC facility.

152B High Street is a smaller suite (49.00 sq m/527 sq ft), entirely located on the ground floor and is also available. There is a separate listing for this property on our website.

Externally there are 2 allocated car parking spaces and potential for additional parking by way of separate negotiation.

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	25.70	277
First Floor	52.30	563
TOTAL	78.00	840

LEASE TERMS & RENTAL

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

The rental is £15,500 per annum.

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 £12,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: D (92).

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.

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