

TO LET

FIRST FLOOR HIGH QUALITY MANAGED
OFFICE SUITES

11.34 SQ M (122 SQ FT)

Lamb & Swift
Commercial Property

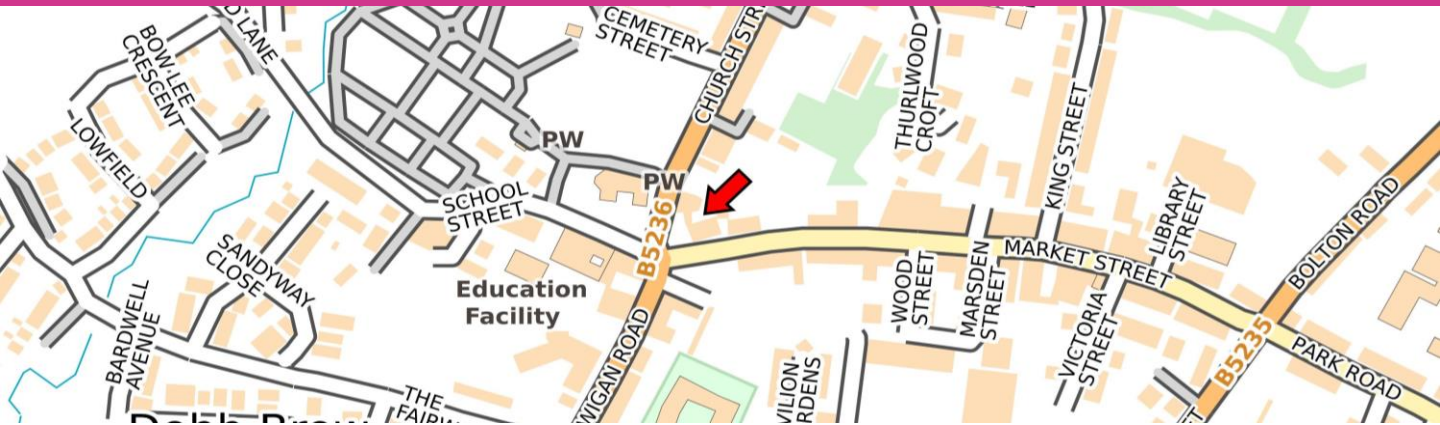
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SUITE I
112 MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AG

£4,500
Per annum

- High quality managed office accommodation
- Competitive rental package
- Super fast fibre broadband provided within the rental
- Hosted telephony for immediate connection/occupation
- Attractive Grade II listed building
- Prestigious building in Westhoughton town centre
- On public transport route
- Cost certainty for tenant
- All inclusive rental of £375 per calendar month



LOCATION

The property is located in a prominent position within Westhoughton town centre fronting Market Street, at its junction with Church Street. The property is on a public transport route and is within a 5 minute walk from Westhoughton Train Station on Church Street. Connectivity to Bolton and Manchester is therefore within 10 and 20 minutes respectively.

DESCRIPTION

The subject property comprises a substantial and very attractive Grade II Listed semi-detached office building of traditional construction dating from the Victorian Era. The premises have undergone a comprehensive refurbishment programme and provide high quality managed office accommodation, including separate male and female WC, disabled WC's and communal kitchen facility.

Internally, the accommodation is arranged over ground and first floor levels, and consists of a number of individual office suites ranging from 10.68 sq m (115 sq ft) to 37.06 sq m (399 sq ft), or a combination of, to suit larger requirements.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
First Floor Suite I	11.34	122

LEASE TERMS & RENTAL

The office suites are available by way of an All Inclusive rental on a flexible Licence Agreement, for a minimum term of 12 months.

First Floor Suite I	£4,500 per annum
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BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the suites have the following rateable values:-

First Floor Suite I - £1,500 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.

VAT

VAT is not applicable.

SERVICES PROVIDED/INCLUDED WITHIN THE PACKAGE

- Nearby car parking included
- 24 hour access
- Heating costs
- Electricity costs
- Super fast 300 Mbs Virgin Fibre Internet (including WiFi connectivity)
- Immediate occupation available
- Hosted telephony system for immediate occupation/connectivity
- CCTV security on site
- Waste paper recycling
- Building insurance cost
- Water costs
- Cleaning of common areas
- Landscaping
- Kitchenette facilities with free tea and coffee

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: Nathan Broughton

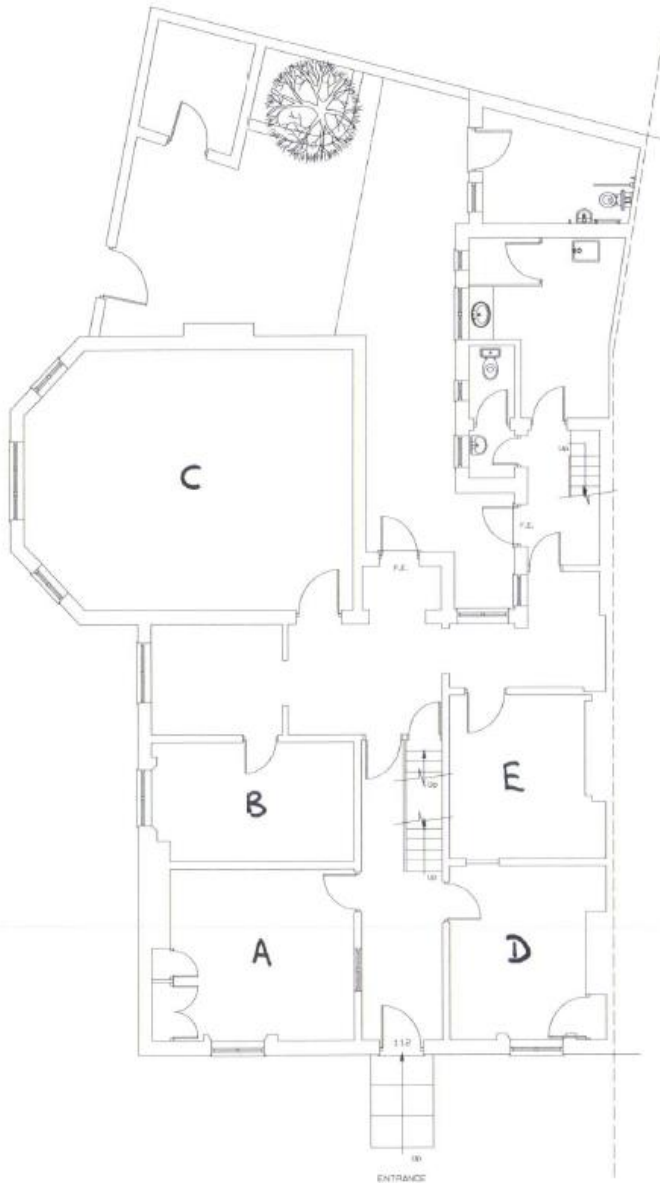
Email: nbroughton@lambandswift.com

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GROUND FLOOR



FIRST FLOOR

