

# TO LET

## OFFICE

### 78.00 SQ M (840 SQ FT)

Lamb & Swift  
Commercial Property

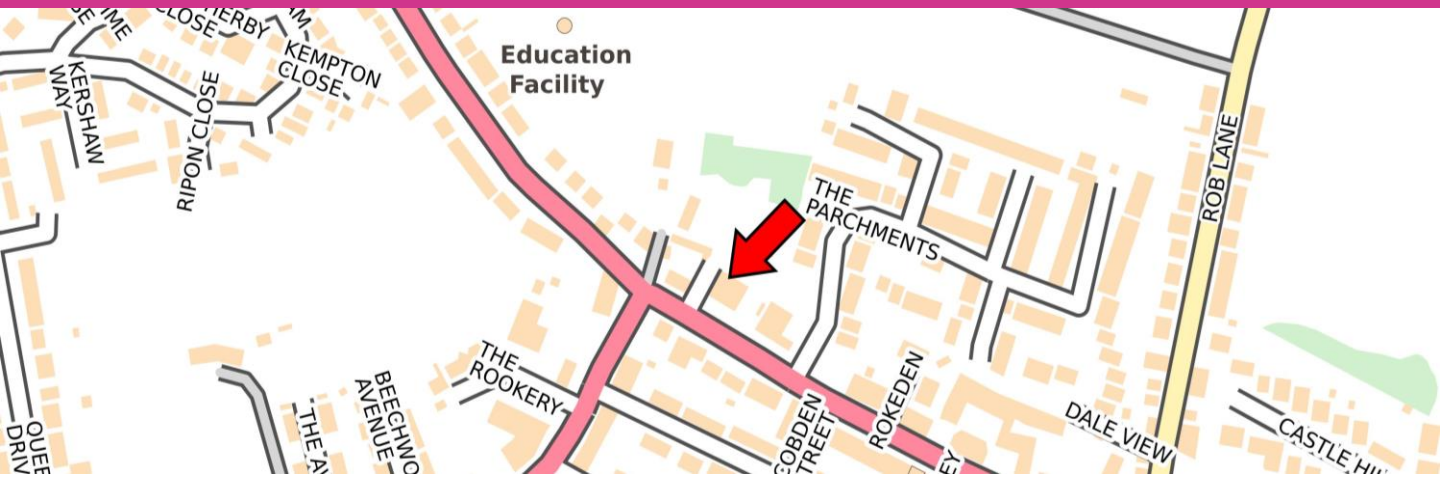
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**THE ELMS  
152A HIGH STREET  
NEWTON-LE-WILLOWS  
WA12 9SG**

**£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 tarmacadamed access road from High Street is shared with the neighboring 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. There is a Service Charge applicable.

### 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.

Telephone: 01204 522275

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

**Lamb & Swift Commercial**  
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