

# TO LET

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

PERIOD OFFICE BUILDING WITH CAR PARKING TO REAR  
APPROXIMATELY 174.95 SQ M (1,883 SQ FT)



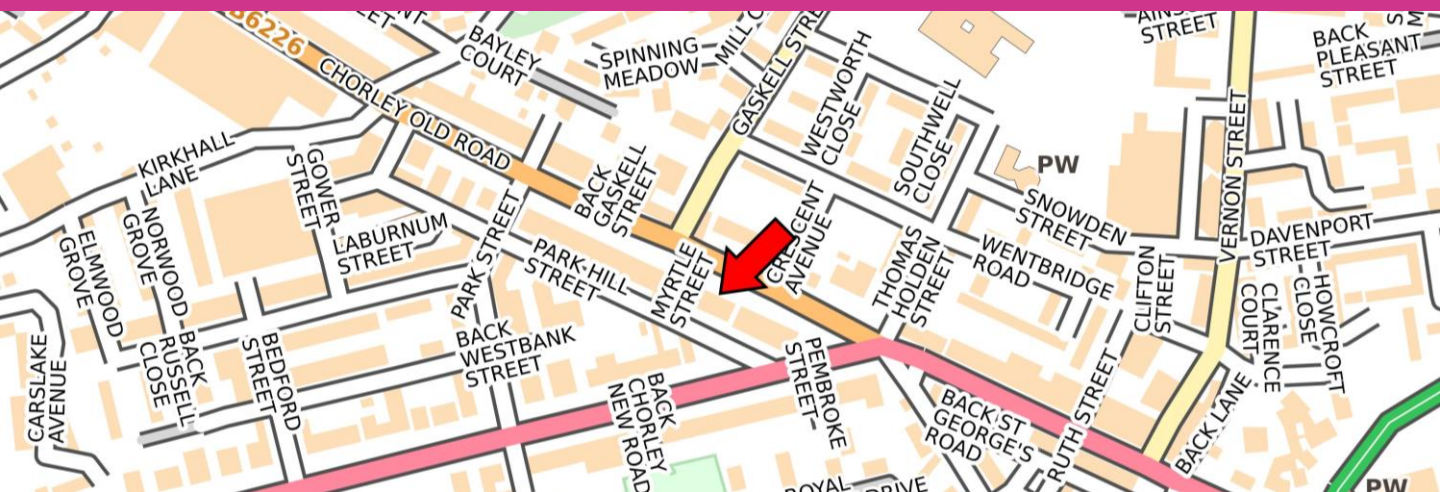
**25 CHORLEY OLD ROAD  
BOLTON  
BL1 3AD**

**£13,500**

Per annum exclusive

- Period property arranged over basement, ground, first and second floor levels
- Mix of open plan and cellular accommodation
- May suit office or treatment/counselling/beauty room etc.
- On site parking
- Approximately 1 miles from Bolton town centre
- Located within easy reach of the St Peter's Way (A666)
- £13,500 per annum exclusive
- Professional and prestigious office location





### LOCATION

The subject property is prominently located fronting Chorley Old Road (B6226), set within a terrace of properties, between its junctions with Myrtle Street and Chorley New Road. The property is in close proximity to Morrisons Supermarket and Nortex Mill and lies on a public transport route, approximately 1 mile North West of Bolton Town Centre.

The immediate vicinity, including Chorley New Road and the fringes of the Town Centre is a traditionally popular location, particularly with professionals such as Accountants, Financial Advisors, Solicitors and Surveyors, etc. The A666 is within easy reach of the property.

### DESCRIPTION

The subject property extends to provide for accommodation arranged over basement, ground, first and second floor levels. The property is of traditional brick construction and set beneath a pitched and slated roof covering and also includes a two-storey outrigger to the rear, which again is of similar construction.

Internally, the property provides for majority cellular accommodation, including three offices at ground floor level, along with a kitchen. The basement also provides for further useable space, which may have been used for offices previously and does provide for natural light in part.

The first floor is accessed via a staircase leading to a split-level area within the outrigger, which includes a small office and WC facilities. At first floor level, there are three further cellular offices.

The property also benefits from having the loft room converted to provide for additional storage or small office space.

Externally, there is gated car parking for approximately 5 vehicles (back-to-back).

Overall, the property is presented to good standard.

### 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.

### LEASE TERMS

The premises are available to let on a new Full Repairing and Insuring lease for a term of years to be agreed. The asking rental is £13,500 per annum exclusive.

### ACCOMMODATION

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

Description	Sq M	Sq Ft
Basement	38.06	410
Ground Floor	63.15	670
First Floor	61.45	661
Second Floor	12.29	132
<b>Total:</b>	<b>175.49</b>	<b>1,873</b>

### VAT

VAT may be applicable and if so, will be at the prevailing rate.

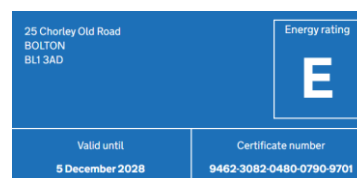
### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,750 (with effect 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

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

## Contacts:

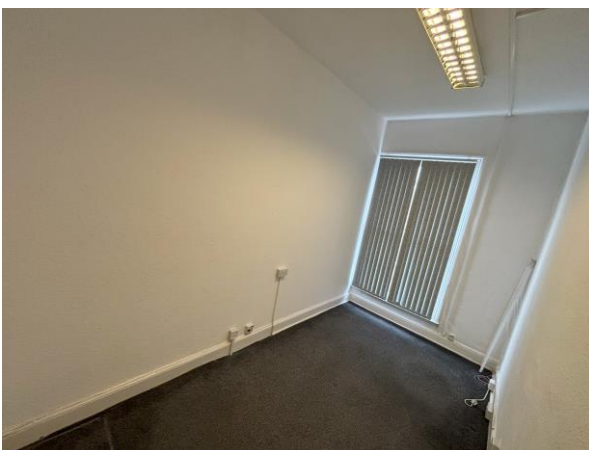
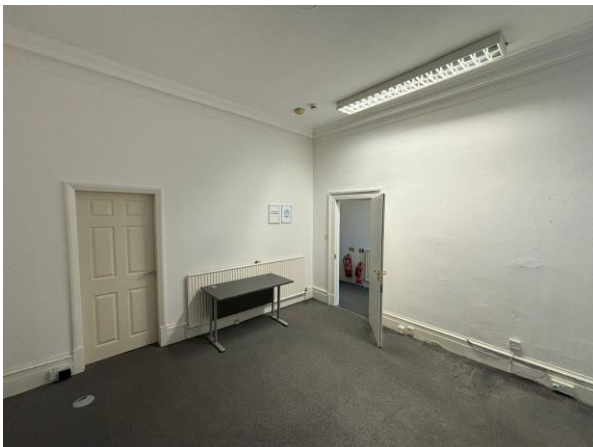
**Andy Kerr**

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

**Lois Sutton**

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

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









## Site Plan – For Identification Purposes Only

