

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

SUPERB OPEN PLAN OFFICES WITH PARKING

FROM 162.50 SQ M (1,749 SQ FT) TO 325.00 SQ M (3,498 SQ FT)



**CAPITOL HOUSE
SECOND FLOOR
51 CHURCHGATE
BOLTON
BL1 1LY**

**£17,500
per annum**

- Contemporary offices with high quality finishes & self-contained facilities
- High quality office accommodation – currently undergoing refurbishment
- Refurbishment to include suspended ceiling incorporating LED lighting, new carpet tiles and decoration
- Flexible and adaptable floor plate
- Nearby many amenities and opposite Bolton Parish Church
- Located in an attractive Conservation area adjacent to Spa Medica

- Passenger lift servicing all floors
- Ample low cost pay and display parking in immediate vicinity
- £17,500 per annum exclusive
- Private car parking – 5 spaces with second floor suite

INCENTIVES:-

The following incentives are available (subject to tenant status)

- IF A 3 YEAR LEASE IS TAKEN – 3 MONTHS RENT FREE
- IF A 5 YEAR LEASE IS TAKEN – 6 MONTHS RENT FREE



DESCRIPTION

SPECIFICATION

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Second Floor	162.50	1,749

LEASE TERMS

RENTAL

Rent Free periods available, subject to Tenant status.

SERVICE CHARGE

VAT

BUSINESS RATES

SERVICES

EPC

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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.

Telephone: 01204 522275

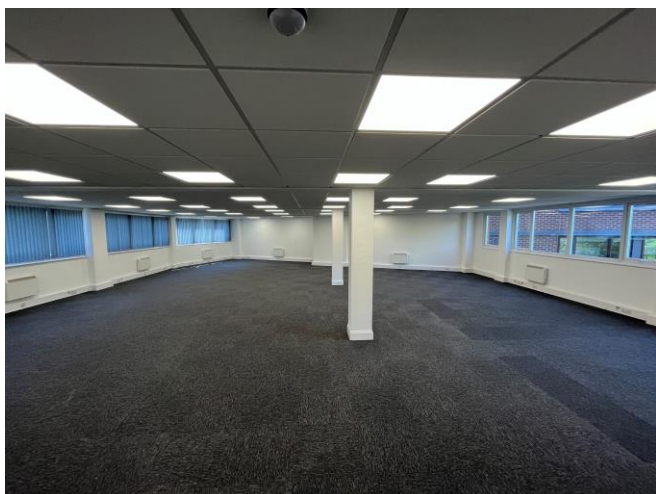
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