

TO LET

GROUND FLOOR OFFICE SUITE

12.08 SQ M (130 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



VICTORIA HOUSE
29 VICTORIA ROAD
HORWICH
BOLTON
BL6 5NA

£4,620
Per annum

- High quality managed individual office suites
- All inclusive rental package providing cost certainty
- Excellent communal facilities
- Accommodation maintained to a very high standard
- Located close to Horwich town centre
- Close to main public transport route



LOCATION

The subject property is located close to Horwich town centre, on Victoria Road, which links Chorley New Road (A673) with the B6226 Chorley Old Road.

The property lies approximately 5 miles north west of Bolton town centre.

The immediate vicinity provides for a mixed commercial and residential use area, with Horwich Leisure Centre located within a short walk of the subject property.

Middlebrook Retail Park is only a few minutes drive away, close to Junction 6 of the M61 motorway.

DESCRIPTION

The subject property comprises an end terraced stone built property providing for a total of 13 office suites of high quality accommodation.

The available suite is located at Ground Floor and would suit studio/office/consulting room.

All suites are finished to a high standard, benefitting from car pet floor finishes, plaster painted walls, and lit by way of ceiling mounted strip lighting, with all rooms secured by way of double dead locks in addition to Yale-type locks.

Communal areas include both male and female WC's and a kitchen, all of which are presented to an excellent standard.

The communal areas of the property are cleaned twice a week by the Landlord. There is ample on-street car parking in the immediate vicinity.

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 Suite	12.08	130

LEASE TERMS & RENTAL

Available by way of an All Inclusive rental on a flexible Licence Agreement, for a term to be agreed. The rental is £385 per calendar month/£4,620 per annum. The rent is inclusive of all outgoing. The Tenant is to organise and pay for their own telecom/internet.

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 is not applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 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.

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

Contact: Lois Sutton

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Office Plan

