TO LET FIRST FLOOR OFFICE 203.10 SQ M (2,185 SQ FT)

Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com



ELIZABETH HOUSE BOND STREET LEIGH WN7 1BT

£13,500 Per annum

- One floor within a two-storey self-contained office
- Located close to Leigh Town Centre
- On-site parking

- Low rent £6.00 per sq ft
- Rental £13,500 per annum

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LOCATION

The property is situated in Leigh Town Centre within walking distance of the vast local amenities and the two main shopping areas of the town, Bradshawgate and the Spinning Gate shopping centre.

The immediate surroundings are predominantly residential with some commercial operators.

The A580 can be accessed within 2 miles to the south, at a central location between Liverpool in the west and Manchester in the east. The M6 Junction 23 is 7 miles from Elizabeth House and is accessed from the A580. Leigh Bus Depot is 0.2 miles away.

DESCRIPTION

A floor within a two-storey, purpose built and self-contained office premises with secure on-site parking. There is on-street parking in the surrounding area and private car parks in the surrounds to rent from £40 pcm if additional parking is required.

The offices provide a combination of open plan and modular office space and is available floor by floor or as a whole building.

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	203.10	2,185
TOTAL	390.40	4,200

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £13,500 per annum - £6 per sq ft.

There will be a service charge to cover any communal upkeep and maintenance.

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

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

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the \pm , or 49.9 pence in the \pm 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

Contact: Josh Morgan Email: jmorgan@lambandswift.com

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



dess. 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 nor constitute part of an offer of contract, b dess/Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give motion responsibility and any introding purchaser or teams should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise metricutes of end of them, it proposed in the emplypreter of Messes Lamb & Swift Commercial has any authority to make or give any representations of warranty publication in the representation.

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