

# TO LET

## GROUND FLOOR OFFICE/RETAIL UNIT

### 68.60 SQ M (739 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**35 CHURCHGATE  
BOLTON  
BL1 1HU**

**£13,000**  
Per annum

- Prominent town centre location
- A1 (Retail) & A2 (Financial and Professional Services) consents
- Situated in an attractive conservation area
- Former Beauty Salon, suitable for a variety of trades
- Available immediately
- £13,000 per annum exclusive



### LOCATION

The subject property is located in a prominent position on Churchgate within a popular mixed use commercial area, adjacent to Hogarth's venue and Ye Olde Pastie Shoppe.

Churchgate is a destination for a number of office operators residing in various office buildings such as Stone Cross House, Churchgate House and Capital House, which together, bring a good level of footfall to the area along with Bolton Parish Church.

### DESCRIPTION

The property comprises a mid-terraced, three storey building of traditional masonry construction set beneath a pitched and slated roof covering.

The available accommodation extends across ground floor level only and benefits from a double retail frontage. The unit was previously occupied by a beauty salon and is formatted to provide a reception/waiting area and treatment room to the frontage with additional treatment space. There is storage to the rear, alongside a kitchen, male and female WCs. The property is suitable for a variety of uses including retail, hair, beauty and more.

The property lies a short walk from the Town Centre main retail core. There is ample public car parking nearby.

### 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	68.60	739

### LEASE TERMS & RENTAL

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

The rental is £13,000 per annum exclusive.

### 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 £8,500 (Front) and £5,500 (Rear) from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 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 (Expired).

### 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**  
179 Chorley New Road  
Bolton  
BL1 4QZ



