

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, 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

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



