

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

FIRST FLOOR OFFICE

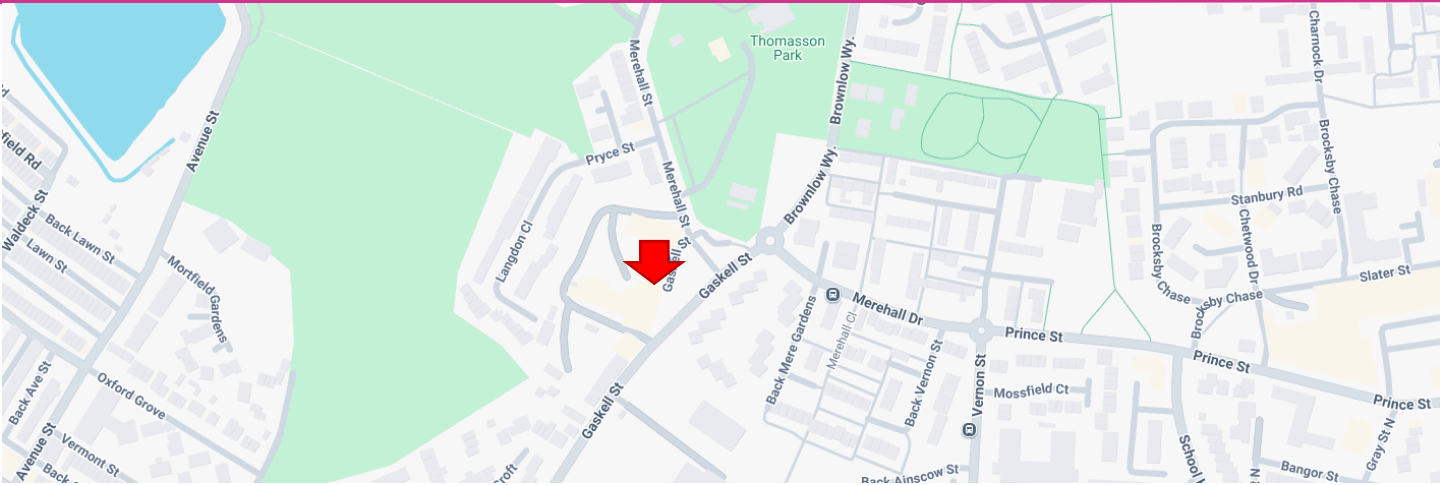
193.6 SQ M (2,082 SQ FT)



**SUITE 7
NELSON MILL
GASKELL STREET
BOLTON
BL1 2QE**

£13,200
Per annum

- Kitchen and WC facilities
- Well-presented first floor office accommodation
- On site parking
- Convenient central Bolton location
- Easy access to the M60/M61/M62 motorways
- £13,200 per annum



LOCATION

The office is situated within the well established Nelson Mill, located on Gaskell Street, Bolton.

Gaskell Street, which is a public transport route, is accessed via Chorley Old Road (B6226) and lies approximately 1m from Bolton town centre, benefitting from excellent links to the (A666) St Peters Way and the national motorway network.

DESCRIPTION

The subject property is a well presented first floor office suite, situated within the established and well maintained Nelson Mill building. The first floor office is accessed at ground floor level via the main pedestrian entrance off Gaskell Street.

Internally, the office provides for a mix of open plan and cellular accommodation. It has been fitted out to a good standard, including carpeted floor coverings, plaster painted walls, suspended ceilings and is lit by way of flat panel light fixtures. The office benefits from a small kitchen and WC facilities and is heated by way of gas central heating.

Externally, there is on site parking for tenants.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Office	193.6	2,082

SERVICES

The mains services connected to the property to include water, gas, electricity supply mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

RENTAL

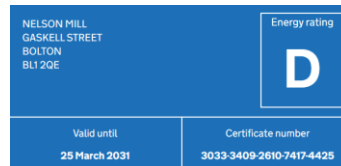
Available by way of a new Full Repairing & Insuring Lease at £13,200 per annum.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,500 (with effect 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



VAT

VAT is applicable at the prevailing rate.

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: Lois Sutton

Email: lsutton@lambandswift.com

Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ



