

# TO LET

GROUND AND FIRST FLOOR SHOP/OFFICE UNIT

FROM 93.90 SQ M (1,010 SQ FT)

TO 242.45 SQ M (2,609 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



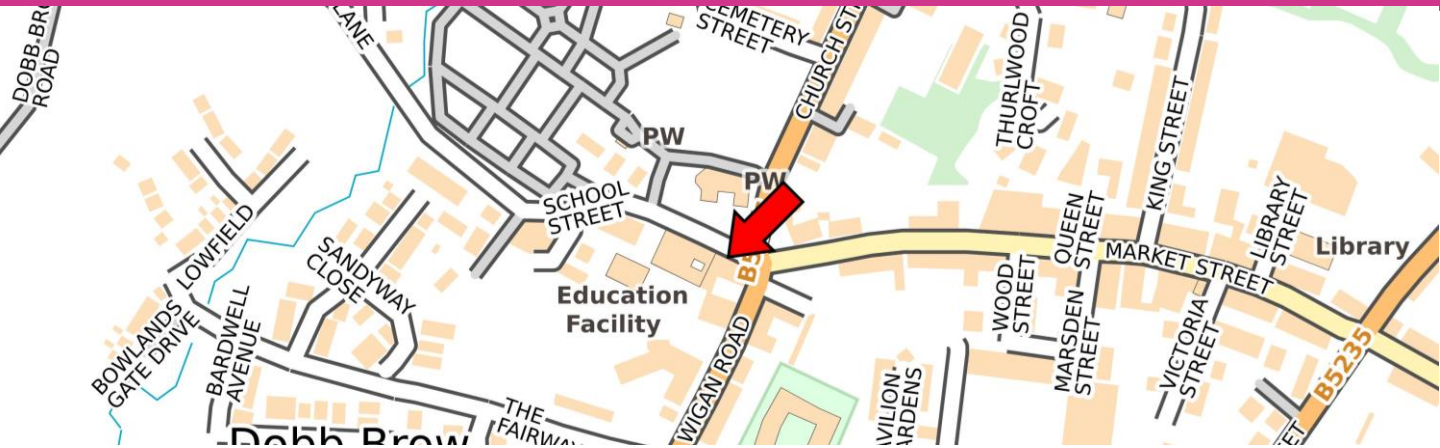
**1 SCHOOL STREET  
WESTHOUGHTON  
BOLTON  
BL5 2BG**

From

**£12,500**

Per annum

- Ground and first floor retail shop & premises
- Ground floor formerly occupied as a Gym
- May suit a variety of retail uses ie., retail, office, salon, estate agent etc.,
- Located on the fringes of Westhoughton Town Centre
- New lease from £12,500 per annum plus VAT
- Situated prominently on the junction with Wigan Road, Church Street, Market Street and School Street



### LOCATION

The subject premises are located prominently on the corner junction of Wigan Road, Market Street, Church Street and School Street in the centre of Westhoughton. The premises have good transport links with nearby access to the A58 to Junction 5 of the M61 approximately 1.5 miles to the east which in turn leads to the national motorway network. Pavilion Square Shopping Precinct is a 2 minute walk as well as other local amenities including Sainsburys, Lidl and McDonalds.

### DESCRIPTION

Comprising an end of terrace retail/office premises arranged across ground and first floor levels.

The ground floor premises have previously been utilised as a Gym, however, the property suits a variety of retail/office occupiers. The property has recently been refurbished and the specification includes plaster painted walls and ceilings, LED lighting and modern kitchen and WC/shower facilities.

### 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	93.90	1,010
First Floor	148.55	1,599
<b>TOTAL</b>	<b>242.45</b>	<b>2,609</b>

### LEASE TERMS & RENTAL

Available by way of a new Internal Repairing & Insuring Lease for a term of 3 years.

Ground Floor - £12,500 per annum plus VAT.  
 First Floor - £12,500 per annum plus VAT.  
 As a whole - £22,500 per annum plus VAT.

### SERVICE CHARGE

The Service Charge is £250.00 per annum.

### 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 applicable at the prevailing rate.

### BUSINESS RATES

Interested parties are to make their own enquiries direct with Bolton Metropolitan Borough Council Rating Department.

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

Energy Rating: E (113) – Valid until the 12<sup>th</sup> July 2027.

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: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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