

TO LET

LOCK UP STORAGE & OFFICE

FROM 21.70 SQ M (233 SQ FT)

TO 49.00 SQ M (527 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



UNIT 2 & 3
173 BOLTON ROAD
WALKDEN
M28 3BJ

From
£6,000
Per annum

- **Ground & First Floor Offices**
- **Two units, available separately or together**
- **Close to many local amenities including Ellesmere Shopping Centre, Total Fitness Gym, restaurants, and cafes**
- **Available immediately (subject to legals)**
- **On-street parking available**
- **Unit 2: £6,000 per annum**
- **Unit 3: £8,000 per annum**



LOCATION

The property is located at 173 Bolton Road. Unit 2 is accessed via a pedestrian access fronting Granville Street, and Unit 3 is accessed via the front elevation.

The A575, Bolton Road, leads to central Walkden less than 0.5 miles to the south, and Farnworth 1.5 miles to the north. The A575 Bolton Road connects to the A580 East Lancashire Road approximately 1 mile to the south, which in turn leads to Manchester 7.5 miles to the east, and Liverpool approximately 30 miles to the west.

The surrounding area is mixed in character, with some residential properties to the north and west, commercial properties along Bolton Road, and Ellesmere Shopping Centre located on the adjacent site, which is home to M&S Foodhall, Tesco Extra, Total Fitness Gym, Aldi, The Range, Nando's, JD Sports, KFC, McDonalds, Costa Coffee and more.

DESCRIPTION

This property comprises a two-storey office building, with a separately accessed storage unit to the rear. The two units offered here provide office space to the ground and first floor.

Unit 2 provides two office rooms at ground floor level and has its own dedicated access to the left-hand elevation fronting Granville Street. There is a kitchen and WC which is shared with the rear storage unit.

Unit 3 provides a ground floor office / showroom, and the entire first floor, comprising 3 offices, kitchen and WC. Unit 3 has its own dedicated access in the property's frontage.

There are two parking spaces to the frontage, and additional on-street parking in the area.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 2 (Ground Floor)	27.30	294
Unit 3 (Part Ground & All First Floor)	21.70	233

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a negotiable term.

The rental for Unit 2 is £6,000 per annum exclusive.

The rental for Unit 3 is £8,000 per annum exclusive.

SERVICES

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

Tenants will pay a contribution to service usage and communal maintenance and upkeep.

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

The property will require separate business rates listings once lettings are complete as it is currently assessed as a whole. We anticipate all units at the building will be eligible for Small Business Rate Relief (subject to Tenants eligibility).

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.

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.

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