

# TO LET

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

**GROUND FLOOR MANAGED OFFICE SUITE**

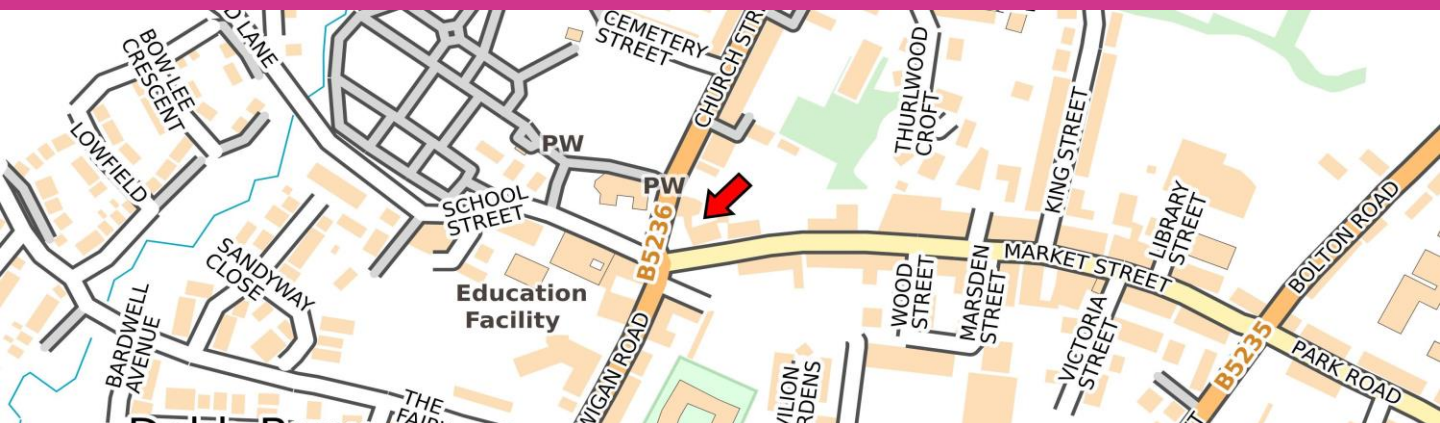
**16.12 SQ M (174 SQ FT)**



**SUITE A  
112 MARKET STREET  
WESTHOUGHTON  
BOLTON  
BL5 3AZ**

**£6,000**  
Per annum

- High quality managed office accommodation
- Competitive rental package
- Super fast fibre broadband provided within the rental
- Hosted telephony for immediate connection/occupation
- Prestigious grade II listed building in Westhoughton town centre
- On public transport route
- All inclusive rental of £500 per calendar month



### LOCATION

The property is located in a prominent position within Westhoughton town centre fronting Market Street, at its junction with Church Street. The property is on a public transport route and is within a 5 minute walk from Westhoughton Train Station on Church Street. Connectivity to Bolton and Manchester is therefore within 10 and 20 minutes respectively.

### DESCRIPTION

The subject property comprises a substantial and very attractive Grade II Listed semi-detached office building of traditional construction dating from the Victorian Era. The premises have undergone a comprehensive refurbishment programme and provide high quality managed office accommodation, including separate male and female WC, disabled WC's and communal kitchen facility.

The available accommodation is a spacious room located at ground floor level and is an ideal office for new start ups or small businesses. The room comprises plaster painted walls, carpeted flooring and suspended LED light panels.

### 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 Suite A	16.12	174

### LEASE TERMS & RENTAL

The office suite is available by way of an all-inclusive rental on a flexible License Agreement, for a minimum term of 12 months at £6,000 per annum.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the suite has a rateable value of £2,000.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### VAT

VAT is not applicable.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### SERVICES PROVIDED/INCLUDED WITHIN THE PACKAGE

- Nearby car parking included
- 24 hour access
- Heating costs
- Electricity costs
- Super fast 300 Mbs Virgin Fibre Internet (including WiFi connectivity)
- Available from 1<sup>st</sup> May 2025
- Hosted telephony system for immediate occupation/connectivity
- CCTV security on site
- Waste paper recycling
- Building insurance cost
- Water costs
- Cleaning of common areas
- Landscaping
- Kitchenette facilities with free tea and coffee

### 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.

### 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)

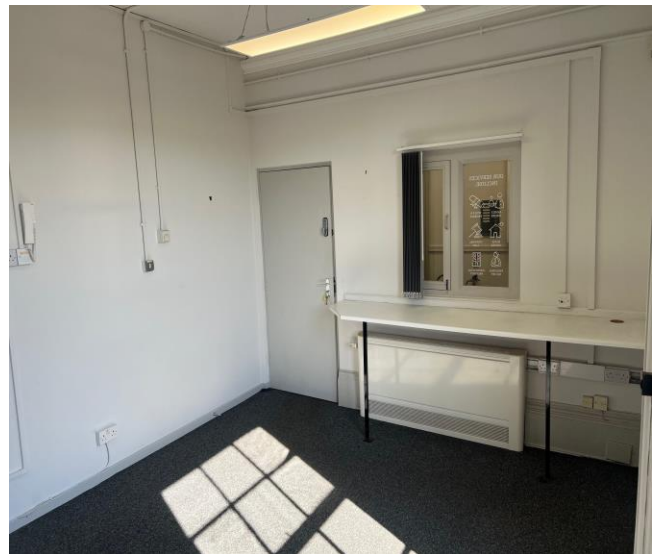
**Contact:** Kieran Sutton

**Email:** [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

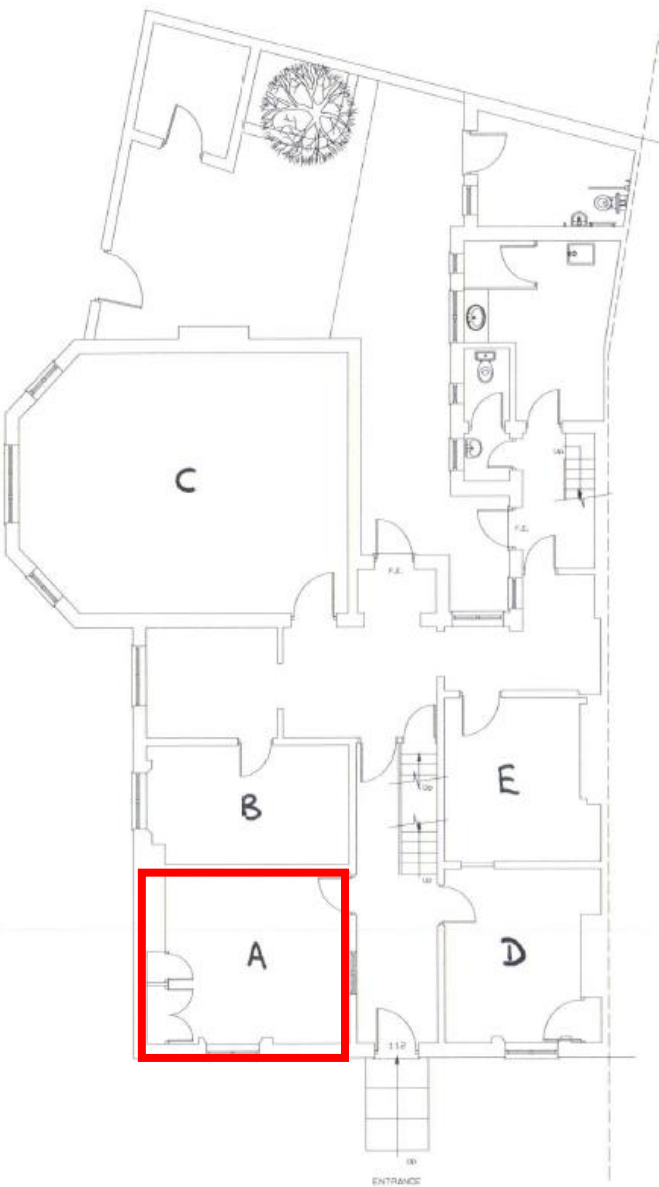
**Lamb & Swift Commercial**  
**179 Chorley New Road**  
**Bolton**  
**BL1 4QZ**







GROUND FLOOR



FIRST FLOOR

