

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

GROUND FLOOR RETAIL UNIT

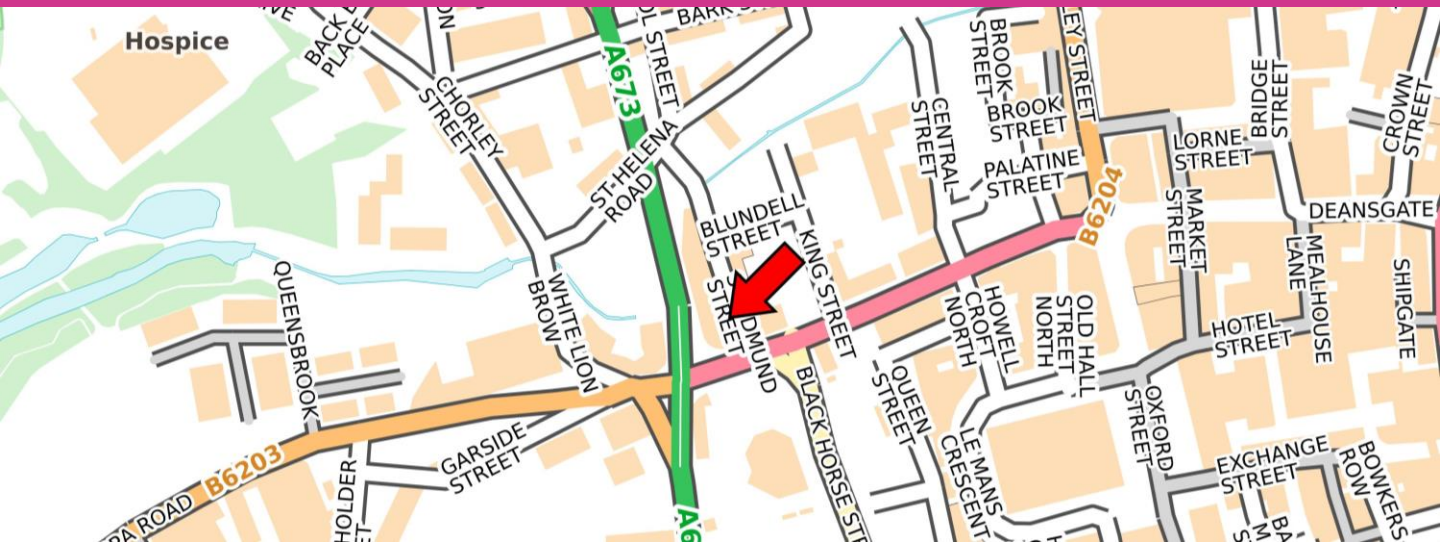
154.10 SQ M (1,659 SQ FT)



**1-3 MARSDEN HOUSE
MARSDEN ROAD
BOLTON
BL1 2AY**

£18,000
Per annum

- **Prominent location at a key junction**
- **Easy access to the M60/M61/M62 motorways**
- **Kitchen and WC facilities**
- **Suitable for a variety of uses STPP**
- **Available immediately**
- **£18,000 per annum exclusive**



LOCATION

The subject property is located in a prominent position on at the junction on Marsden Road, featuring a mix of commercial and residential properties. The heart of Bolton town centre is just a short walk away and Bolton Interchange is also within walking distance, with both train and bus services available.

The immediate area provides for a number of uses and operators, including, a number of bars, shops and office users.

The A666 St Peters Way is within easy reach of the subject property, which provides access to the M61 Motorway and in turn the M60.

DESCRIPTION

Marsden House accommodates both residential apartments and commercial units, providing a blend of living spaces and business premises.

The available accommodation extends across ground floor level only and benefits from an attractive curved frontage with four good sized display windows, all with electric shutters. The property also has a kitchen and WC and consists of concrete flooring and plaster painted walls.

The property lies a short walk from the Town Centre main retail core and there is ample public car parking nearby. The unit would be suitable for a variety of uses subject to planning.

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	154.10	1,659

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £18,000 per annum exclusive.

SERVICE CHARGE

Service charge: Estimated £4,000 per annum, covering common area maintenance. Further details and a breakdown of the charge are available upon request.

SERVICES

The mains services connected to the property to include water, electricity supply and 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 £18,750.

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: Lois Sutton

Email: lsutton@lambandswift.com

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



