

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

THREE STOREY OFFICE BUILDING
224 SQ M (2,411 SQ FT)



3 MAWDSLEY STREET
BOLTON
BL1 1JZ

£22,500
Per annum

- Accessible location- potential redevelopment/conversion opportunity.
- Arranged over 3 floors
- Located in attractive conservation area
- In close proximity to the Bolton interchange Train/Bus station
- Available for immediate occupation
- Well presented and maintained



LOCATION

The subject property is located in an attractive conservation area of Bolton on the pedestrianised section of Mawdsley Street, opposite The Courthouse Bar & Restaurant, at the rear of St Andrews Court and adjacent to The Crompton Place Shopping Centre.

Bolton Bus & Train Interchange is within a 2-minute walk of the property, as is Victoria Square and all of Bolton Town Centre's main retail core, amenities, library and museum.

DESCRIPTION

Comprising a substantial, 3 storey traditionally constructed, office building, including the Freehold title to a ground floor shop at the rear, located on St Andrews Court.

Internally, the premises comprise 3 floors of well proportioned, presented and maintained, cellular style offices.

There are WC's on each floor and staff kitchen on the 2nd floor. In addition, there is a substantial, boarded loft space, with potential for further development

The property is heated by way of a gas fired central heating boiler to radiators and benefits from double glazing throughout.

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 | 41.00 | 441 |
| First Floor | 90.00 | 969 |
| Second Floor | 93.00 | 1,001 |
| TOTAL | 224.00 | 2,411 |

LEASE TERMS

Available by way of a new Full Repairing & Insuring Lease for a term of 3 to 5 years.

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 not applicable.

BUSINESS RATES

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.

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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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