

TO LET /MAY SELL

PERIOD OFFICE BUILDING

APPROXIMATELY 143.80 SQ M (1,548 SQ FT)

Lamb & Swift
Commercial Property

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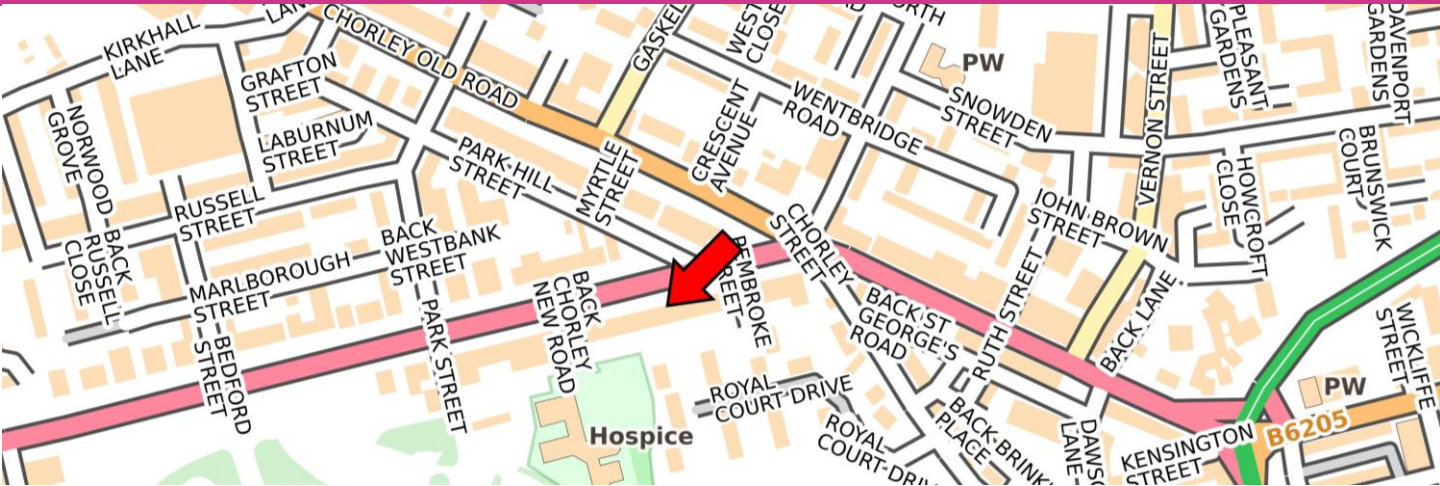


**29 CHORLEY NEW ROAD
BOLTON
BL1 4QR**

RENTAL: £17,500
PER ANNUM

FOR SALE: £245,000
OFFERS IN THE REGION OF

- Period property arranged over basement, ground and first floor levels
- Mix of open plan and cellular accommodation
- Walking distance of Bolton School, the Town Centre and David Lloyd Leisure Centre
- On site parking to the rear
- May suit a number of uses STPP
- Located within easy reach of the St Peter's Way (A666)
- Professional and prestigious office location
- Offers in the region of £245,000 OR rental of £17,500 per annum



LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including Solicitors, Accountants and Architects. The property itself is situated prominently upon Chorley New Road (A673) close to its junction with Chorley Old Road (B6226) and St Georges Road (A673). Bolton Town Centre is approximately 0.5 miles south east and is within walking distance.

DESCRIPTION

The subject property comprises an attractive garden fronted mid terraced office premises of solid masonry construction set beneath a pitched and slated roof covering.

Internally, the accommodation is made up of a mixture of spacious cellular style office rooms plus reception area at ground floor. The offices have plaster painted wall finishes, are carpeted and benefit from Cat 5 cabling throughout.

Overall, the property is presented to good standard. There is ample on street car parking within the immediate vicinity.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	143.80	1,548

SERVICES

The mains services connected to the property to include water, gas, 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.

FOR SALE

Offers in the region of £245,000.

LEASE TERMS & RENTAL

Available by way of a Tenant's Full Repairing & Insuring basis, at a term of years to be agreed.

The Rental is £17,500 per annum.

VAT

VAT may be applicable and if so, will be at the prevailing rate.

TENURE

The property is held Freehold under one title GM136076.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £16,250 (with effect from 1st April 2023).

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.

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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SITE PLAN

