TO LET /MAY SELL

PERIOD OFFICE BUILDING APPROXIMATELY 143.80 SQ M (1,548 SQ FT)

Lamb & Swift

01204 522 275 | lambandswift.com



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

Lamb & Swift

01204 522 275 | Iambandswift.com



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 $\pm 16,250$ (with effect from 1st April 2023).

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the \pm , or 49.9 pence in the \pm for qualifying small businesses.

<u>EPC</u>

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.

Telephone: 01204 522275

Contact: Lois Sutton Email: <u>lsutton@lambandswift.com</u>

Contact: Kieran Sutton Email: <u>ksutton@lambandswift.com</u>

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



Important Notice

Important Notice Messis Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and offer details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations or surface of them, c] no provide the details are given write presentations or surface and of them, c] no provide the details are given write presentations or surface and of them, c] no provide the details are given write presentations or surface and the details or present the details are given any interding purchaser or tenants should not rely on them as statements or representations or surface and them, c] no provide the details are given write presentations or surface and them as the surface and the details are given write presentations or surface and the details are given write presentations or surface and the details or the presentations or surface and the details are given write presentations or surface and the presentations or surface and the details are given write presentations or surface and the details are given write presentations or surface and the details are given write presentations or surface and the details or the presentations or surface and the details are given write presentations or surface and the details or the presentation or surface and the details or the presentations or surface and the details or the presentations or surface and the details are given write presentations or surface and the details or the presentation or surface and the details

Lamb & Swift

01204 522 275 | Iambandswift.com











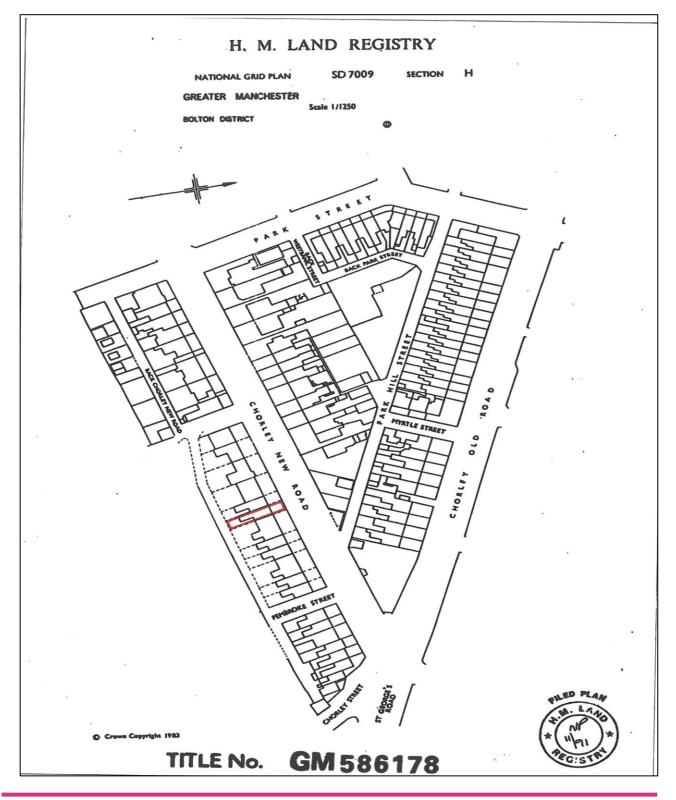


Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

Lamb & Swift

01204 522 275 | Iambandswift.com

SITE PLAN



Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.