

TO LET

THIRD FLOOR OFFICE SUITE

53.70 SQ M (578 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



SUITE 3.1, MAGNUM HOUSE
33 LORD STREET
LEIGH
WN7 1BY

£5,700
Per annum

- Third floor office suite
- Lift access to all floors
- Dedicated kitchen in suite
- Shared WC facilities
- Open plan office with meeting room
- Town centre location
- Rental £5,700 per annum



LOCATION

This landmark building is situated in a central location in Leigh Town Centre, conveniently located for the main shopping area.

The ground floor of the building comprises a furniture showroom, with the upper floors providing office suites of varying sizes.

There are public car parks available in the local area long with plenty of on-street parking spaces.

DESCRIPTION

The available suite comprises a self-contained office, located on the third floor of a multi-let commercial building

The accommodation itself comprises an open plan office space, with private office / meeting room and kitchen located off the main office.

The office has suspended ceiling incorporating lighting, wall mounted air conditioning units, and perimeter trunking.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Suite 3.1	53.70	578

LEASE TERMS & RENTAL

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

The rental is £5,700 per annum exclusive.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Electricity is charged back to Tenant based on their metered usage.

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 £4,550 from 1st April 2023.

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.

Small Business Rate Relief will be available subject to the Tenants eligibility, meaning the rates payable would be £nil. Tenants should enquire with the Local Authority to confirm if they are eligible for Small Business Rate Relief.

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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