

ALL ENQUIRIES

**DETACHED PROMINENT OFFICE BUILDING
WITH PARKING TO REAR
433.9 SQ M (4,668 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**173 CHORLEY NEW ROAD
BOLTON
BL1 4QZ**

RENTAL: £50,000
PER ANNUM

FOR SALE: £600,000

- Mix of open plan and cellular accommodation
- On site car parking spaces to rear
- Walking distance of Bolton School, the Town Centre and David Lloyd Leisure Club
- May suit a number of uses STPP
- Located within easy reach of the St Peter's Way (A666)
- £600k OR rental of £50k per annum

LOCATION

The property occupies a prominent position fronting Chorley New Road (A673) at its junction with Laurel Street.

Bolton Town Centre lies approximately 1 mile to the east, while junctions 5 and 6 of the M61 motorway are around 3 miles to the west, providing excellent regional connectivity.

The surrounding area comprises a mix of office and residential uses, with neighbouring occupiers including solicitors, accountants, and surveying practices, contributing to a well-established professional environment.

DESCRIPTION

A detached Victorian two storey office building with a basement, which was originally built as a residential dwelling.

The property is constructed of solid brick elevations under a pitched slated roof with PVC rainwater goods and a mixture of double glazed and timber and PVC glazing.

Internally, the offices are mainly cellular in form, although some structural walls have been removed to create larger open plan spaces. The property was previously occupied by an accounting practice and benefits from approximately 6 car parking to the rear on a tarmac surface.

The property is arranged across basement, ground, first and second floor accommodation with kitchens and WC's.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Basement	107.1	1,152
Ground Floor	141.2	1,519
First Floor	142.9	1,537
Second Floor	42.7	459
TOTAL	433.9	4,668

Plus on site parking spaces.

FOR SALE

£600,000 plus VAT.

TO LET

Available by way of a Tenant's Full Repairing & Insuring basis, at a term of years to be agreed. The Rental is £50,000 per annum plus VAT.

TENURE

The property is held Freehold under one title LA359781.

VAT

VAT is applicable at the standard rate.

SERVICES

Mains services connected to the property to include mains water, electricity supply, gas and mains drainage. Gas fired central heating throughout.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £47,250.

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

Energy Rating: D (100) – Valid until 5TH March 2034.

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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Contact: Nick Swift

Email: nswift@lambandswift.com

Contact: Lois Sutton

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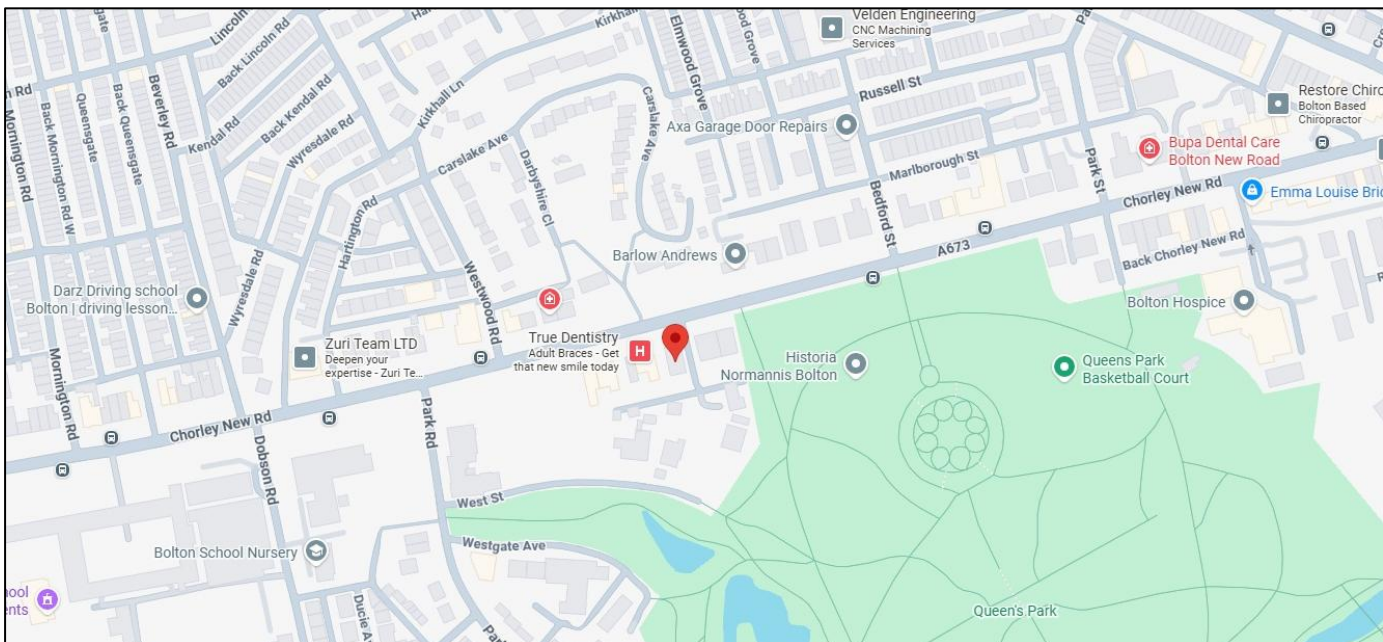
Contact: Kieran Sutton

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Bolton
BL1 4QZ



LOCATION PLAN



SITE PLAN



Important Notice

Important Notice
Messrs 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 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



