

TO LET

**HIGH QUALITY SECOND FLOOR OFFICE
SUITE 390.18 SQ M (4,200 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**1 PAVILION SQUARE
WESTHOUGHTON
BOLTON
BL5 3AJ**

£32,500
Per annum

- High quality specification throughout
- 25 on-site parking spaces
- Available furnished or unfurnished
- Good access to the M61 motorway
- Edge of town centre location
- Walking distance to a number of amenities
- Impressive board room and training room on ground floor – free to use subject to availability
- Open plan



LOCATION

The premises are situated in a very prominent position at the corner of Cricketers Way and Mill Street.

Junction 5 of the M61 motorway is approximately 1.5 miles to the east of the property and Westhoughton town centre is located within walking distance of the premises.

In addition, close by there is a Sainsburys supermarket, McDonalds drive thru restaurant and Sainsburys petrol station.

DESCRIPTION

The property comprises a steel frames three storey building with brick elevations under a pitched tiled roof.

The accommodation, which is arranged on the top floor, provides modern open plan space benefiting from gas fired central heating, carpet tiled raised flooring, recessed lighting within the suspended ceiling and kitchen and WC facilities.

Access to the suite is via the ground floor reception, which is currently being refurbished and stairwell and lift access connects to the upper floor.

Externally there is ample on site parking space and 25 spaces have been allocated for the whole suite (this will be apportioned should the space be let into smaller suites).

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Second Floor	390.18	4,200

LEASE TERMS

The suite is available by way of an effective Full Repairing and Insuring Lease. The tenant will be responsible for their own costs of occupation, which would include business rates, sub metered electricity and gas (on pro-rata basis).

SERVICES

The mains services connected to the property externally include water, electricity supply and of course mains drainage. Please note that Lamb & Swift have not tested any of the service installations or appliances connected to the property.

RENTAL

£32,500 per annum.

VAT

VAT is applicable on rent and service charge.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £38,000.

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.

SERVICE CHARGE

A service charge is to be levied on occupiers within the premises which includes management of the lift, maintenance to the common areas and exterior, heating and lighting to the common areas, landscaping, water rates etc.. It is anticipated that the service charge will be in the region of £3.75 per sq ft, although this will be reviewed on an annual basis. 33% of total bills for water, electric and gas are also charged for the whole building.

INSURANCE

The landlord will insure the building and charge a fair proportion of the premium to the tenant. Full details upon application.

EPC

Energy Rating: B (37) – Valid until 12th August 2035.

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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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.



