

# TO LET

**MODERN 2<sup>ND</sup> FLOOR OFFICE SUITE  
WITH PARKING  
160.68 SQ M (1,730 SQ FT)**

**Lamb & Swift**  
Commercial Property

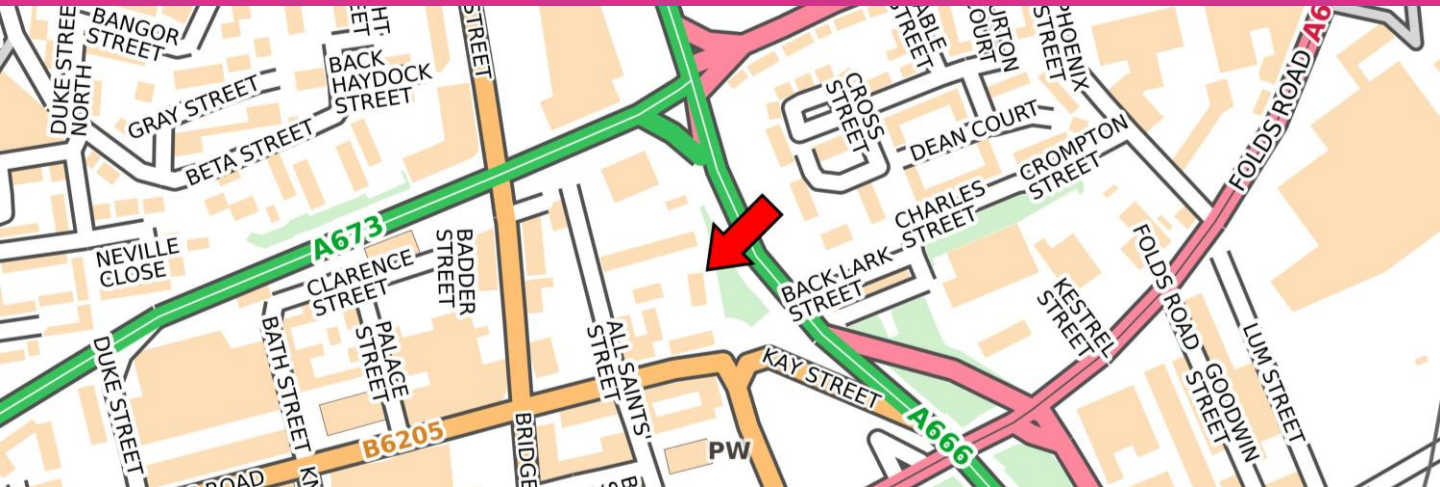
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**BAYLEY HOUSE  
ST GEORGES SQUARE  
BOLTON  
BL1 2HB**

**£16,500  
PER ANNUM**

- Town centre location
- Situated on well established office park
- Excellent Head Quarters office opportunity
- Private gated entrance
- On-site security-manned
- Open plan accommodation
- Ample on-site car parking
- Immediate access to the A666 & National Motorway Network
- Rental £16,500 per annum exclusive



### LOCATION

The subject property is located on the northern fringe of Bolton Town Centre, accessed from All Saints Street which in turn is located just off St Georges Road. The premises are located within St George's Conservation Area and the immediate vicinity is a mixed use commercial and residential area.

The property backs onto the A666 St Peters Way which provides convenient transport links to the M60 and M61 motorways, and in turn the National Motorway Network. The main retail core of Bolton Town Centre is situated approx. 200m south of the property providing a mixture of amenities.

### DESCRIPTION

St Georges Square was constructed in 1989 and provides a number of modern and well presented purpose built office units.

Bayley House comprises a substantial modern, 3 storey office building of traditional cavity brick construction providing offices arranged over ground, first and second floors.

The offices are configured off a central, spacious service core area which includes a passenger lift to all floors, together with separate male/female WC's.

The accommodation is available as a whole or can be sub-divided.

Externally, there is ample on-site car parking available on the gated complex.

### 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 Suite	160.68	1,730

### RENTAL

**Second Floor Office Suite - £16,500 per annum exclusive – 5 parking spaces.**

### LEASE TERMS

The suite is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

### VAT

VAT is applicable and will be charged at the prevailing rate.

### RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £15,250 from 4<sup>th</sup> May 2023 to present.

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.

### SERVICES

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

### SERVICE CHARGE

A service Charge is levied to cover items such as professional property management, manned on site security and general estate maintenance. Further information is available upon request

### 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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Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

Contact: Kieran Sutton

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