

TO LET

Lamb & Swift
Commercial Property

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TOWN CENTRE GROUND FLOOR RETAIL
PREMISE

83.61 SQ M (900 SQ FT)



NELSON HOUSE
NELSON SQUARE
BOLTON
BL1 1JT

£9,000
Per annum

- Ground floor retail premises in the Town Centre
- Former estate agents
- To be refurbished
- WC's and kitchen facilities
- In close proximity to the Bolton interchange Train/Bus station
- Available for immediate occupation
- £7,020 per annum exclusive



LOCATION

The subject property is located upon Nelson Square and occupies a prominent corner position fronting Bradshawgate. The heart of Bolton town centre is just a short walk away and Bolton Interchange is also within walking distance, with both train and bus services available.

The immediate area provides for a number of uses and operators, including, a number of bars, shops and office users.

The A666 St Peters Way is within easy reach of the subject property, which provides access to the M61 Motorway and in turn the M60 Manchester Orbital Network.

DESCRIPTION

The subject property is arranged across five floors, with available accommodation at ground floor level.

The unit comprises a double fronted retail unit fronting Nelson Square. It has an open plan shop floor and benefits from a basement area providing additional storage accommodation together with WC facilities.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	83.61	900

LEASE TERMS & RENTAL

Available by way of an Internal Repairing & Insuring Lease for a term of years to be agreed.
Ground Floor: £9,000 Per annum exclusive.

Please note that these figures do not include VAT, which will be applicable at the prevailing rate.

SERVICES

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

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 Rateable Value of £10,000

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

DESCRIPTION	SERVICE CHARGE (PCM)
Ground Floor	£150.00

Please note that these figures do not include VAT, which will be applicable at the prevailing rate.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

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 or Kieran Sutton

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