

TO LET

BASEMENT LEISURE/HOSPITALITY

483 SQ M 5,199 SQ FT

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**ELIZABETH HOUSE
21 BACK SPRING GARDENS
BOLTON
BL1 1TP**

£25,000
Per annum

- Majority open plan space.
- Located in the town centre with very good transport links.
- Excellent access to the A666 and the M61.
- Walking distance to Bolton Bus & Train Stations
- Sufficient parking in close proximity to the building.
- Could suit different uses STPP.



LOCATION

The subject property is located within the heart of Bolton Town Centre, adjacent to Octagon Court and within walking distance of the Interchange Bus & Train development and all amenities afforded by the town centre.

The property is prominently located fronting Great Moor Street, with access being provided off Octagon Court. The subject property benefits from excellent transport links, with the A666 St Peters Way, just a short distance away, which in turn provides access to the M61 motorway and in turn, the M60 Manchester Orbital Network.

DESCRIPTION

The basement premises, formerly used as a nightclub, offers a substantial open plan layout with minimal structural interruptions aside from supporting columns. Accessed directly from Octagon Court via its own entrance, the space now presents a blank canvas suitable for a range of potential uses, subject to planning.

Externally, the unit has a roller shutter to the door, and there are several public car parks located nearby.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Basement space	483	5,199

LEASE TERMS & RENTAL

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

The rental is £25,000 per annum exclusive.

BUSINESS RATES

A separate unit rating assessment is required.

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 mains 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 installations or appliances connected to the property.

EPC

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

VAT

VAT is applicable.

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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