

TO LET

FIRST FLOOR OFFICES

118.01 SQ M (1,270 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**130 MANCHESTER ROAD
KEARSLEY
BOLTON
BL4 8QR**

**£20,000
Per annum
INCLUSIVE**

- First Floor Office Suite
- Excellent local amenities
- Rental £20,00 per annum all inclusive of power, heat, repairs, etc
- Kitchen & WC facilities
- Suitable for a range of uses
- Access via the ground-floor shop entrance



LOCATION

The subject property is located on Manchester Road in the Kearsley area of Bolton, positioned along the main A666 route that runs through the center of the district. The location forms part of an established residential area with traditional terraced housing and a range of small local businesses situated along Manchester Road.

Kearsley Train Station is within a short walking distance of the property, providing direct rail links to both Bolton and Manchester. Regular bus services also operate along Manchester Road, offering convenient access to surrounding areas. Nearby amenities include local shops, schools, and community facilities, with Bolton Town Centre and Farnworth both reachable within a few minutes' drive.

DESCRIPTION

The subject property comprises first-floor office accommodation, benefiting from its own self-contained kitchen and toilet facilities. The layout provides four individual office rooms, offering versatile workspace suitable for a variety of business uses.

Access to the first-floor accommodation is gained via the ground-floor shop entrance, which leads to an internal staircase serving the offices above.

The space presents well and offers an opportunity for occupiers seeking affordable, private offices in a convenient and well-connected location.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office Space	118.01	1,270

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £ 20,000 per annum inclusive of all bills and utilities.

SERVICES

The mains services connected to the property include water, gas, 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.

VAT

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

EPC

130 Manchester Road Kearsley BOLTON BL4 8QR	Energy rating D
Valid until 14 December 2035	Certificate number 6514-8413-9788-6199-6558

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 tenant 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.



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