

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

HIGH QUALITY MANAGED OFFICE SUITES

11.35 SQ M (121 SQ FT)

& 24.34 SQ M (262 SQ FT)



SUITES H & I
112 MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AZ

£4,000
PER ANNUM &
£8,000
PER ANNUM

- High quality managed office accommodation
- Competitive rental package
- Super fast fibre broadband provided within the rental
- Hosted telephony for immediate connection/occupation
- Attractive Grade II listed building
- Prestigious building in Westhoughton town centre
- On public transport route
- Cost certainty for tenant
- All inclusive rental of £333 & £666 per calendar month



LOCATION

The property is located in a prominent position within Westhoughton town centre fronting Market Street, at its junction with Church Street. The property is on a public transport route and is within a 5 minute walk from Westhoughton Train Station on Church Street. Connectivity to Bolton and Manchester is therefore within 10 and 20 minutes respectively.

DESCRIPTION

The subject property comprises a substantial and very attractive Grade II Listed semi-detached office building of traditional construction dating from the Victorian Era. The premises have undergone a comprehensive refurbishment program and provide high quality managed office accommodation, including separate male and female WC, disabled WC's and communal kitchen facility.

Internally, the accommodation is arranged over ground and first floor levels, and consists of a number of individual office suites ranging from 10.68 sq m (115 sq ft) to 37.06 sq m (399 sq ft), or a combination of, to suit larger requirements.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
First Floor Suite H	24.34	262
First Floor Suite I	11.25	121

LEASE TERMS & RENTAL

The office suites are available by way of an All Inclusive rental on a flexible Licence Agreement, for a minimum term of 12 months.

First Floor Suite H	£8,000 per annum
First Floor Suite I	£ 4,000 per annum

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the suite has the following rateable value:-

First Floor Suite H - £3,750

First Floor Suite I - £1,875

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

VAT

VAT is not applicable.

SERVICES PROVIDED/INCLUDED WITHIN THE PACKAGE

- Nearby car parking included
- 24 hour access
- Heating costs
- Electricity costs
- Super fast 300 Mbs Virgin Fibre Internet (including WiFi connectivity)
- Immediate occupation available
- Hosted telephony system for immediate occupation/connectivity
- CCTV security on site
- Waste paper recycling
- Building insurance cost
- Water costs
- Cleaning of common areas
- Landscaping
- Kitchenette facilities with free tea and coffee

SERVICES

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

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

Contact: Kieran Sutton

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SUITE I



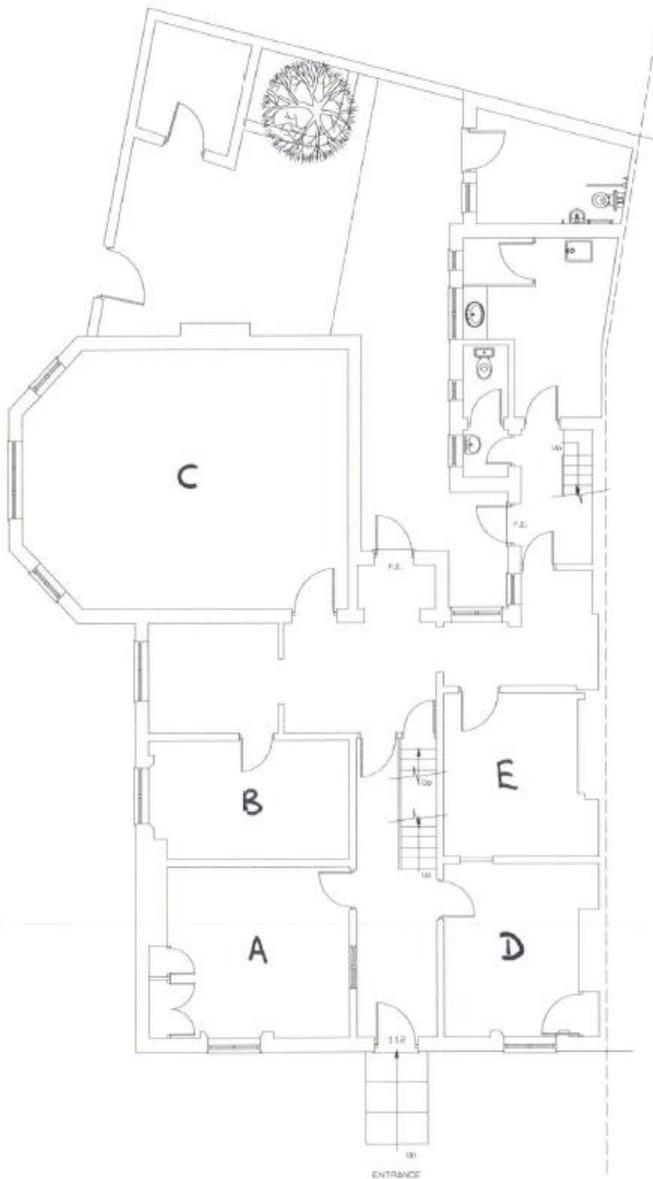
SUITE H



COMMUNAL AREAS



GROUND FLOOR



FIRST FLOOR

