

TO LET

**GROUND FLOOR SUITE
57.14 SQ M (615 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



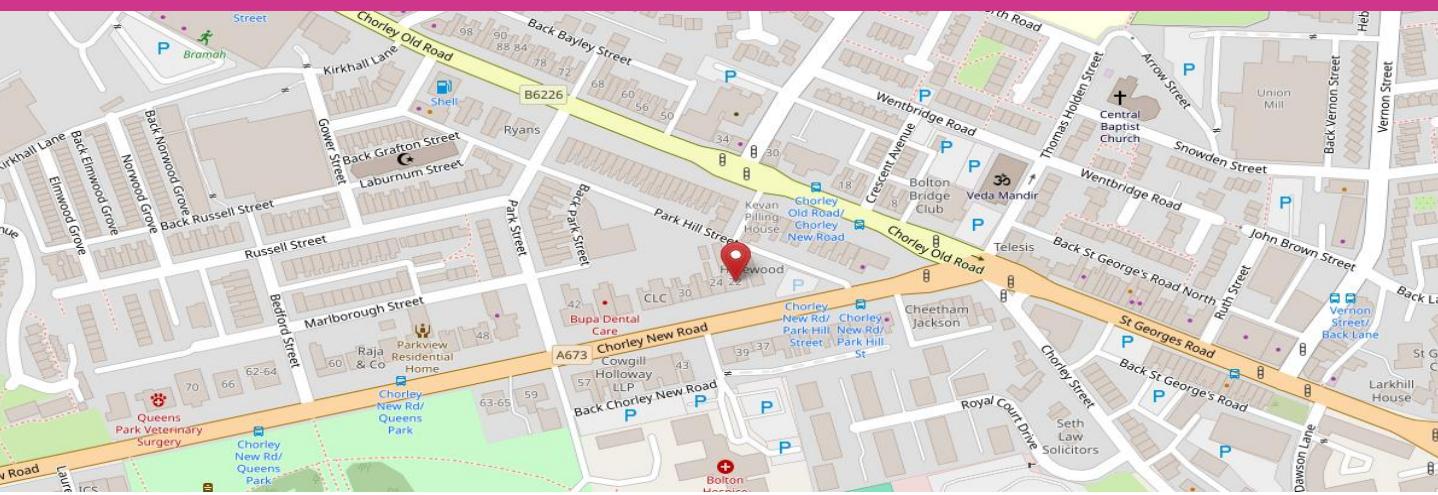
SUITE 1

**22 CHORLEY NEW ROAD
BOLTON
BL1 4AP**

£8,400

PER ANNUM

- **Ground floor suite**
- **Suite to be repainted throughout**
- **Situated in period character Grade II listed building**
- **Professional office location**
- **Currently utilised as a tattoo studio but would suit a range of uses STPP**
- **1 car parking space allocated**
- **£700 per calendar month**



LOCATION

The subject office suite is situated prominently fronting Chorley New Road (A673) close to the junctions of Chorley Old Road, Chorley Street and St Georges Road.

There are other professional users within the vicinity, in particular Solicitors and Accountants.

DESCRIPTION

The subject suite is located at ground floor level and comprises self-contained, good-quality accommodation within an attractive listed building.

The accommodation is arranged as a combination of open-plan and cellular space and is available for immediate occupation. Given its flexible layout, the suite is suitable for a variety of uses and occupiers, subject to the necessary consents, and would comfortably function as a general office, consulting room, studio or similar workspace.

In addition, there is 1 parking space allocated to this suite within the rear car park.

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 Suite	57.14	615

LEASE TERMS & RENTAL

The property is available to let on a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £8,400 per annum exclusive.

SERVICES

The mains services connected to the property to 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.

SERVICE CHARGE

A contribution is to be made to external building maintenance, cleaning of common areas and landlord electrics and gas supply to common areas.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,500.

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.

EPC

Not Applicable – Exempt due to Grade II Listed status.

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

Email: ksutton@lambandswift.com

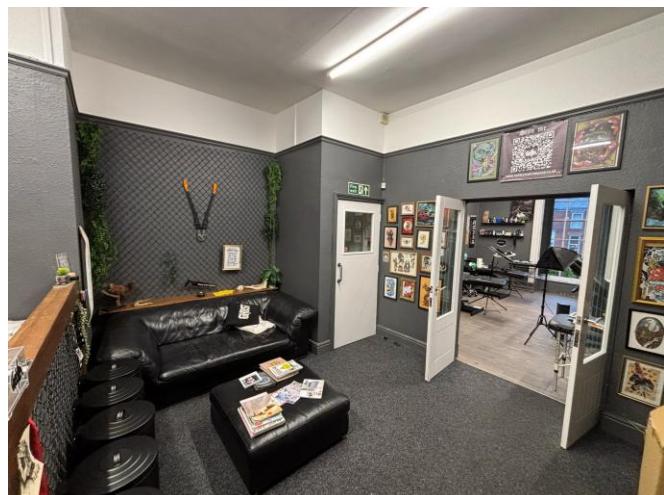
Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ





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 tenants 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.