

TO LET

Lamb & Swift
Commercial Property

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PROMINENT 2 STOREY OFFICE BUILDING
225.27 SQ M (2,425 SQ FT)



WORSLEY ROAD
FARNWORTH
BOLTON
BL4 9LU

£27,500
PER ANNUM

- Office space arranged over ground and first floors
- Prominent and generous frontage onto Worsley Road
- Close proximity to the M61 and M60 motorways
- Kitchen & WC facilities
- 10 On-site car parking spaces
- Excellent location amenities
- Rental £27,500 per annum



LOCATION

Storebox House is prominently positioned on Worsley Road in Farnworth, Bolton, forming part of an established commercial area.

Farnworth is a well-established town within the Borough of Bolton, offering a range of retail, leisure and community amenities, together with a strong residential catchment that supports local businesses.

The property benefits from excellent connectivity, with easy access to the M61 and M60 motorways via nearby junctions, providing convenient links to Bolton, Manchester and the wider North West motorway network. Farnworth town centre is within close proximity, and Moses Gate railway station is also nearby.

DESCRIPTION

The subject property comprises a substantial and well-presented detached building constructed of traditional brickwork beneath a pitched roof covering, providing accommodation over ground and first floor levels. The building has a strong roadside presence and benefits from a generous frontage onto Worsley Road, enhancing both visibility and accessibility.

Internally, the accommodation provides a mix of open plan and cellular office space, offering flexibility for a range of occupiers. The building benefits from kitchen and WC facilities, and includes 10 on-site parking spaces.

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 Offices	112.50	1,212
First Floor Offices	112.77	1,214
TOTAL	225.27	2,425

LEASE TERMS & RENTAL

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

The rental is £27,500 per annum exclusive.

VAT

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

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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £26,250 from 1st April 2023. From the 1st April 2026 the rateable value will be £30,250.

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.

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

The current EPC rating for this property is C (75)

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.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ





