

TO LET

Lamb & Swift
Commercial Property

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MANAGED OFFICE SUITES

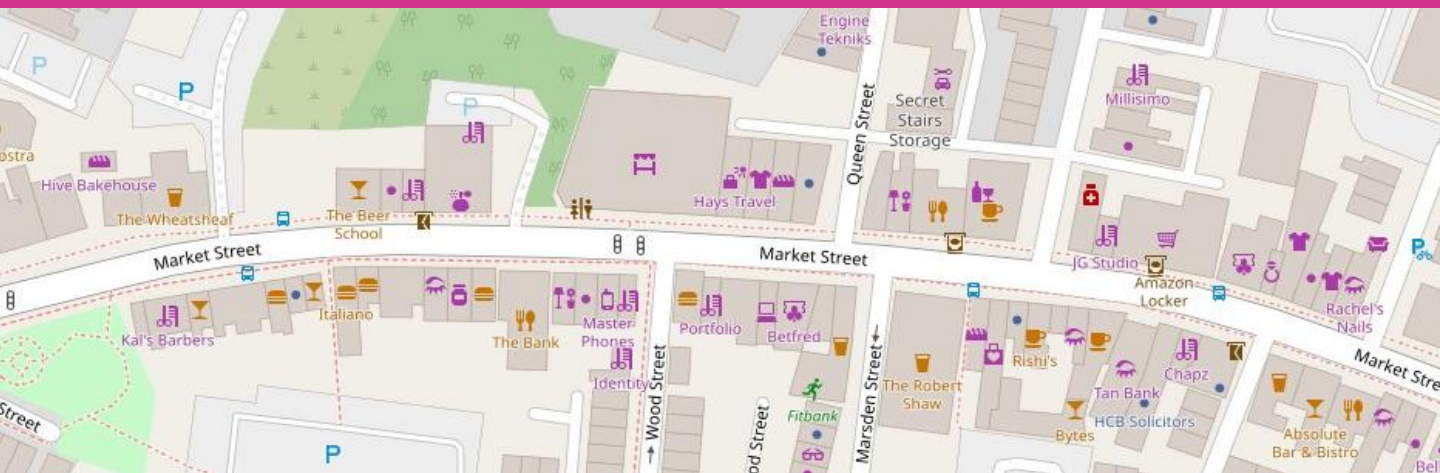
10.96 SQ M (118 SQ FT) & 19.6 SQ M (211 SQ FT)



**SUITE D & J
112 MARKET STREET
WESTHOUGHTON
BOLTON
BL5 3AZ**

**£6,000
& £7,080
PER ANNUM**

- High quality managed office accommodation
- Competitive rental package
- Super fast fibre broadband provided within the rental
- Prestigious grade II listed building in Westhoughton town centre
- On public transport route
- All inclusive rental of £500 (D) and £590 (J) 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 programme and provide high quality managed office accommodation, including separate male and female WC, disabled WC's and communal kitchen facility.

The available suites are spacious rooms located at ground floor level (D) and first floor level (J) and are ideal offices for new start ups or small businesses. The rooms comprise plaster painted walls, carpeted flooring and suspended LED light panels.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Suite D	10.96	118
Suite J	19.6	211

LEASE TERMS & RENTAL

The office suites are available by way of an all-inclusive rental on a flexible License Agreement, for a minimum term of 12 months at £6,000 (suite D) or £7,080 (suite J) per annum.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that suite D has a rateable value of £1,575 and suite J has rateable value of £2,500.

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.

VAT

VAT is not applicable.

EPC

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

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)
- Available from 1st May 2025
- 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 mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

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

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Contact: Kieran Sutton

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SUITE J

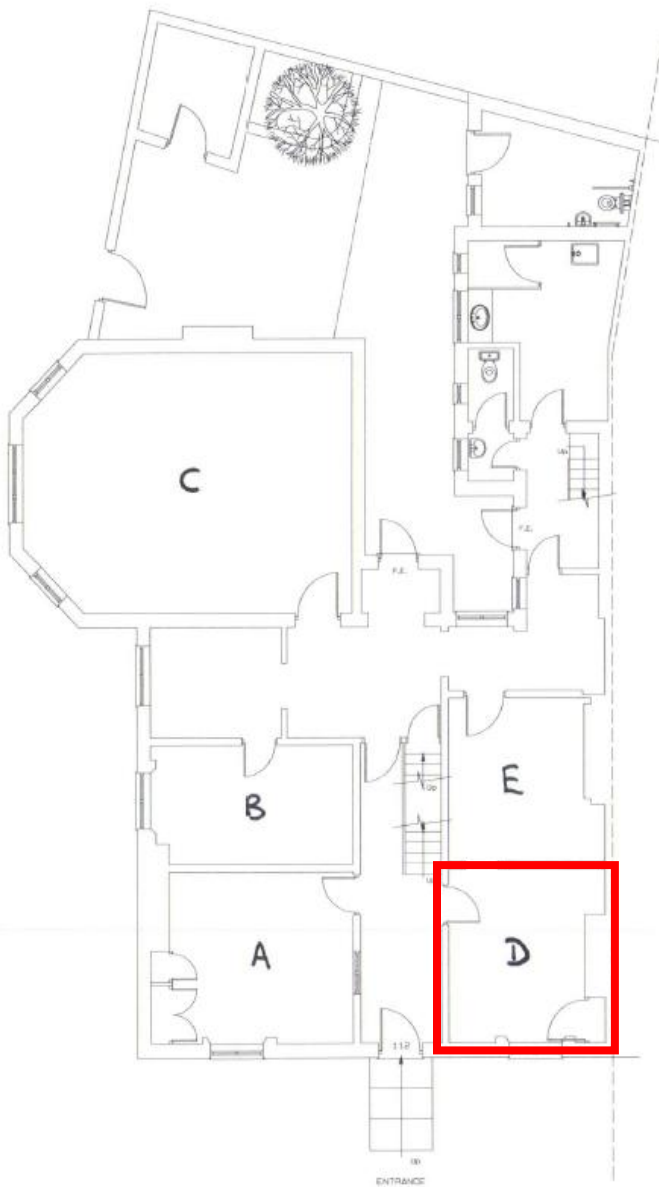


SUITE D



COMMUNAL KITCHEN

GROUND FLOOR



FIRST FLOOR

