

FOR SALE DUE TO RELOCATION

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

HIGH QUALITY OFFICE BUILDING

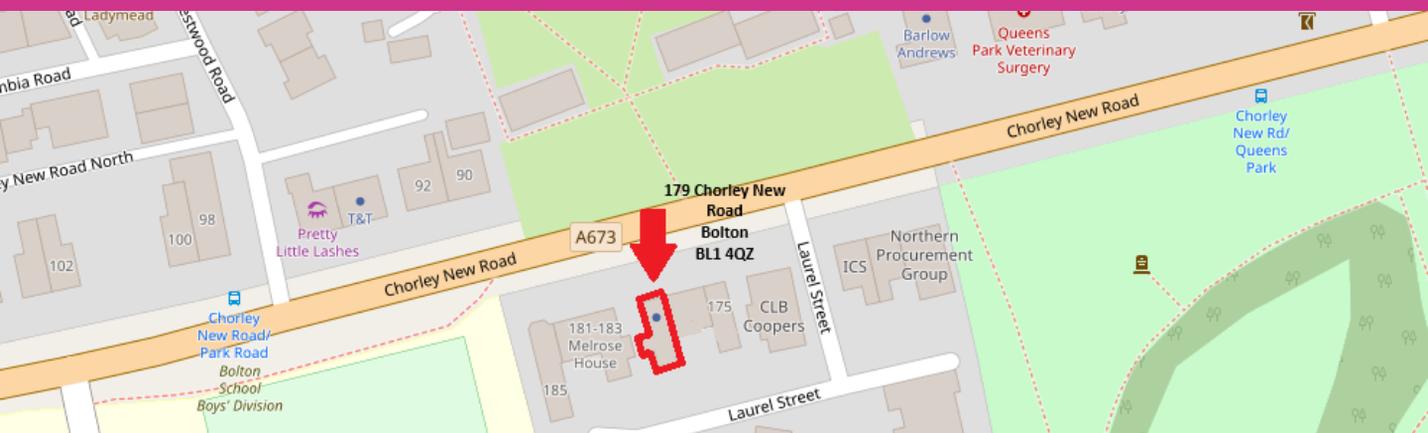
336.8 SQ M (3625 SQ FT)



**179 CHORLEY NEW ROAD
BOLTON
BL1 4QZ**

**£365,000
PLUS VAT**

- Prestigious Office Location
- On Site Car Parking for 4/5 cars
- Available August 2026 due to relocation of existing occupier
- Attractive accommodation over 4 floors
- Alarmed & includes security shutters to entrance and rear door
- Ideal SIPP Purchase



LOCATION

The subject property faces the A673 Chorley New Road, close to the junction with Laurel Street along a stretch of highway with no restrictions on car parking.

Chorley New Road includes various solicitors, accountants and other professional occupiers. See attached plan.

DESCRIPTION

A 3-storey office building plus basement stores and WC's together with car parking to the rear for 4/5 cars.

The property is constructed of traditional cavity brick constructed under a pitched slated roof. Internally there are mainly suspended ceilings, plastered walls and UVPC double glazed windows.

Internally the accommodation has 6 cellular offices over 3 floors including reception and board room. There are 2 kitchens, one ground and one second floor plus WC's in the basement and ground. The property

See internal layout plans and photographs for specification and sizes.

SERVICES

The mains services connected to the property include water, gas central heating, electricity supply and mains drainage.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Basement	82.3	886
Ground Floor	104	1,119
First Floor	104	1,119
Second Floor	48.9	526
TOTAL	336.8	3,625

VAT

VAT is chargeable on the sale price

PRICE

£365,000 plus VAT

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property. From the 1st April 2026 the rateable value will be £28,250.

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.

EPC

Energy Rating: D (93) 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.

TENURE

The property is held freehold under Title Number: LA186673

The property is to be sold with vacant possession due to relocation of the existing occupiers in August 2026

OWNERSHIP DECLARATION

Under section 21 of the Estate Agents Act 1979 the Directors of Lamb & Swift declare that they own the property to be sold in the particulars via their SIPP.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift, Lois Sutton and Kieran Sutton

Email: nswift@lambandswift.com

Email: lsutton@lambandswift.com

Email: ksutton@lambandswift.com

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LOCATION PLAN





