

# TO LET

## OFFICE SUITE

### 61.43 SQ M (661 SQ FT)

# Lamb & Swift

## Commercial Property

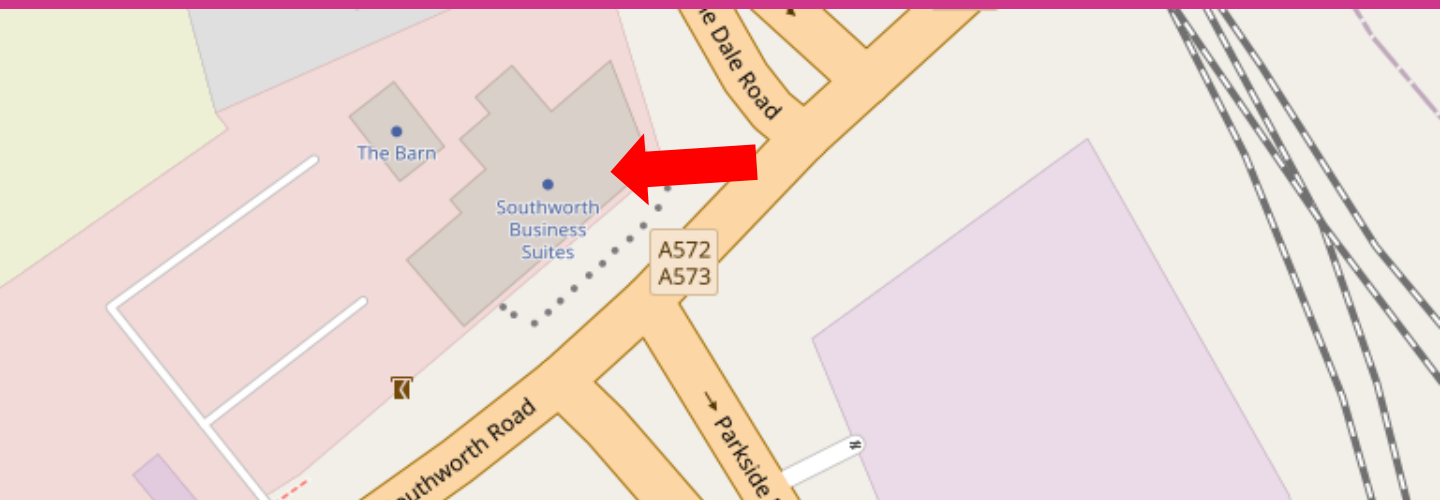
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**SUITE 1 & 2**  
**SOUTHWORTH BUSINESS SUITES**  
**SOUTHWORTH ROAD**  
**NEWTON-LE-WILLOWS**  
**WA12 0HS**

**£8,000**  
Per annum

- Ground floor office suite
- Two interconnected suites
- Converted former public house
- On-Site Car Park
- Flexible terms available
- Rental £8,000 per annum



## LOCATION

Modern office suites located within the former Bulls Head Public House, prominently positioned on Southworth Road at its junction with Golborne Dale Road and Parkside Road. The offices benefit from an excellent location with access to the A580 (East Lancashire Road) only 1 mile to the north and junction 23 of the M6 a further 1.2 miles.

**What3Words** – lobbed.mixes.lessening

## DESCRIPTION

This former Public House offers stylish office accommodation over three floors with a small self contained office unit with storage to the rear in a converted barn. Suites 1 & 2 are interconnected and located on the first floor.

There is a contemporary feel throughout the building and these suites are accessed immediately off the entrance lobby..

All suites share the main entrance which fronts Southworth Road. Each tenant has their own intercom system which remotely operates the entrance door. There is an on-site car park for tenants use.

## ACCOMMODATION

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

| DESCRIPTION  | SQ M  | SQ FT |
|--------------|-------|-------|
| Suites 1 & 2 | 61.43 | 661   |

## LEASE TERMS & RENTAL

New licences are available for a 12-month period. There is a one-off charge to tenants of £150 plus VAT for the creation of the licence.

The Rental is £8,000 per annum.

The Service Charge is £2,644.40 per annum.

## 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.

## VAT

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

## BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £4,850 from the 1st April 2026.

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

EPC Score: D – 86. 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.

Telephone: 01204 522275

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

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