

# FOR SALE

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

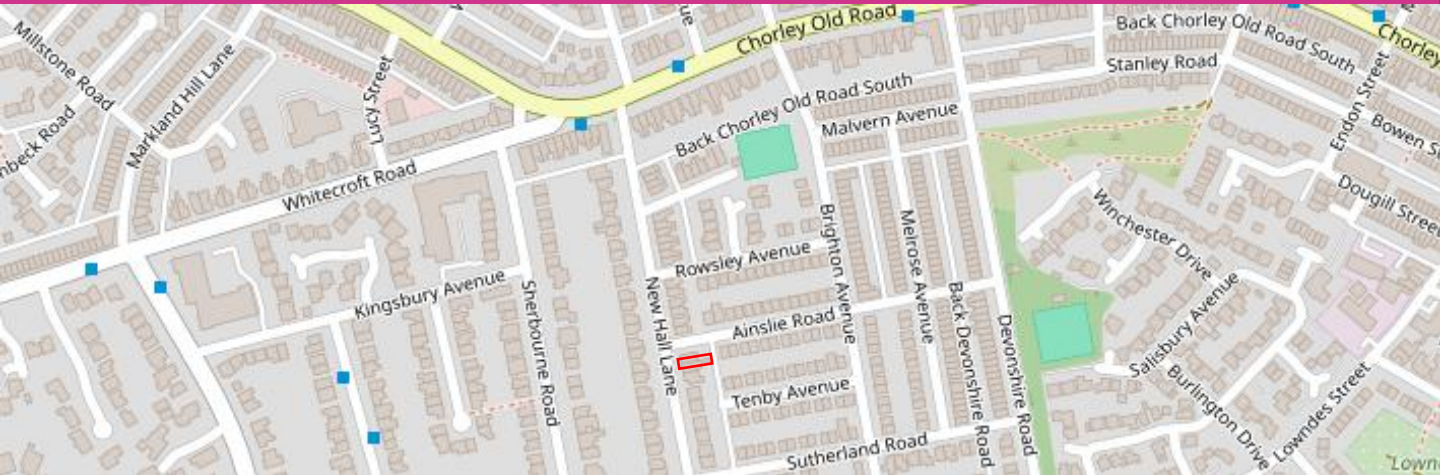
OFFICE PREMISES WITH POTENTIAL  
FOR ALTERNATIVE USES STPP  
92.42 SQ M (995 SQ FT)



39 NEW HALL LANE  
HEATON  
BOLTON  
BL1 5LW

£285,000

- Office accommodation over 3 floors
- Detached garage / store at rear
- Available with vacant possession
- Highly regarded location within neighbourhood setting
- Parking for 4 vehicles on site.



### LOCATION

The property is located on New Hall Lane in the well-regarded Heaton suburb of Bolton. The immediate area is predominantly a residential use area, with nearby properties mainly being of 3/4 bed semi-detached and terraced properties. However, there are some commercial occupiers nearby including office, retail and café operators.

The property lies between Chorley New Road (A675) and Chorley Old Road (B6226), both of which are prominent public transport links

### DESCRIPTION

Comprising a traditional constructed office premises set beneath a pitched and slated roof covering of part brick and part rendered elevations.

Internally, the office provides an open plan accommodation at ground floor with a central access door, WC and kitchenette.

At first floor, there are two further offices plus WC and kitchen.

Two additional offices are located on the second floor.

At the rear is a single garage which has been converted to a lettable/office or storage area. There are 4 parking spaces in total.

The accommodation is well maintained and heated by gas central heating.

### 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	45.72	492
First Floor	25.4	273
Second Floor	21.42	230
<b>TOTAL</b>	<b>92.42</b>	<b>995</b>

### PRICE

£285,000 plus VAT.

### 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 is applicable and 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 £11,500 with effect from 1<sup>st</sup> 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 1<sup>st</sup> 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 – D (93) - Valid until 10<sup>th</sup> February 2036

### TENURE

Freehold under Title Number LA86760

### 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: Nick Swift

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

Contact: Lois Sutton

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

Contact: Kieran Sutton

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

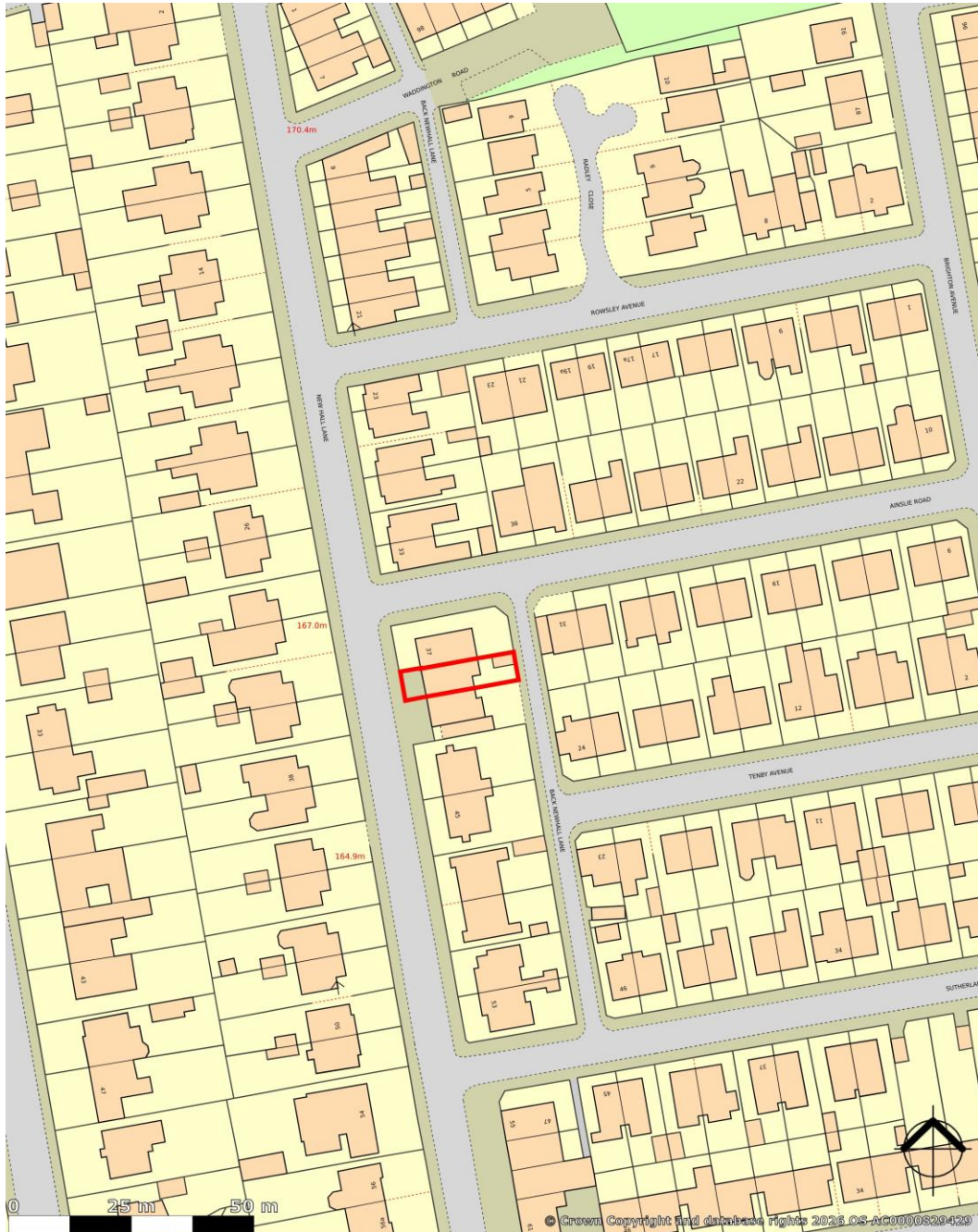
Lamb & Swift Commercial  
179 Chorley New Road  
Bolton BL1 4QZ



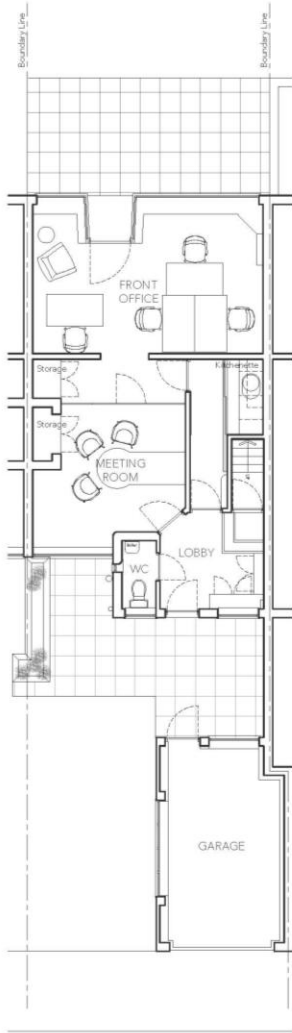
#### Important Notice

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.

## LOCATION PLAN



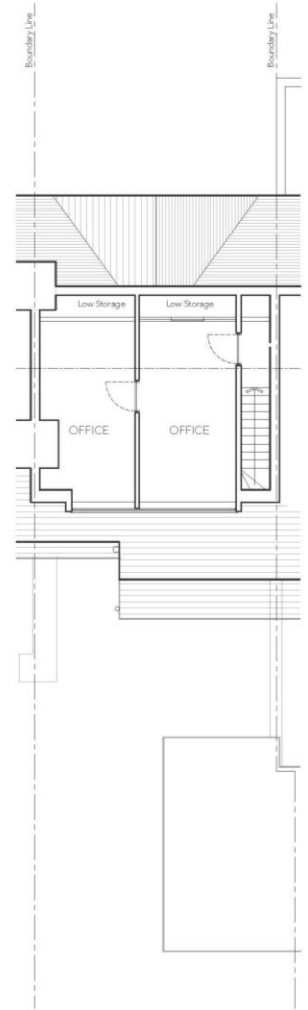
## FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

