

TO LET

OFFICE SUITE

6.9 SQ M (74 SQ FT)

Lamb & Swift
Commercial Property

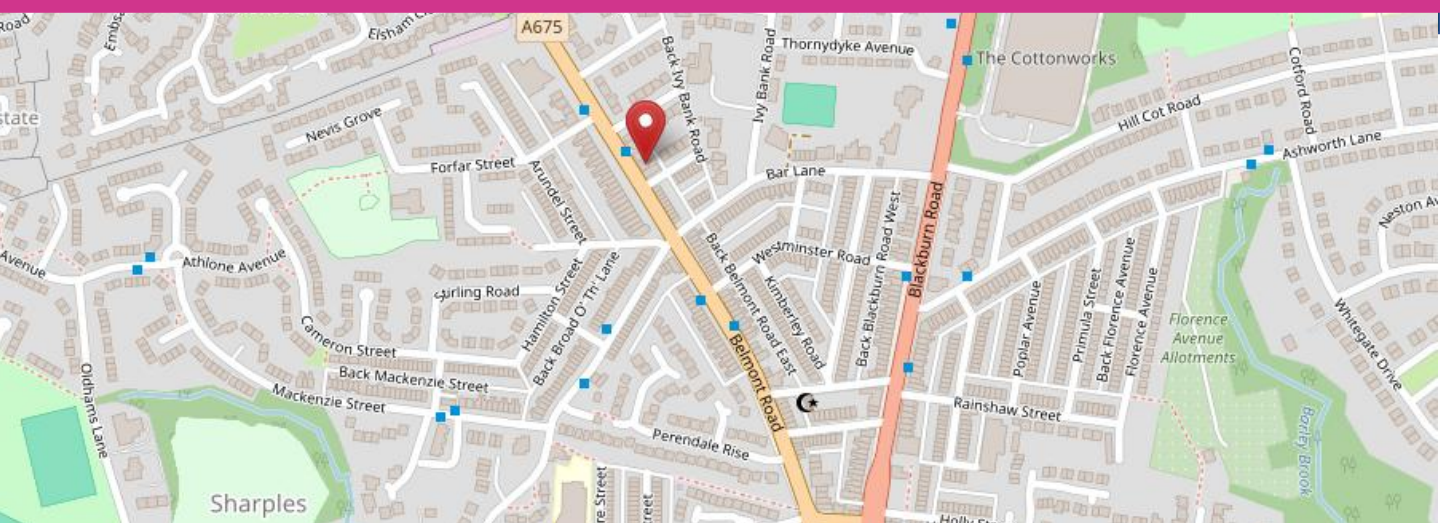
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**196 BELMONT ROAD
BOLTON
BL1 7AR**

**£2,400
PER ANNUM**

- Easy access to Bolton town centre and transport links
- Professional office rooms/consulting rooms/treatment rooms
- Sufficient on street parking
- Shared kitchen & WC facilities
- All Inclusive Rent – £2,400 per annum
- Flexible Lease terms available



LOCATION

The subject property is situated in a prominent roadside position on Belmont Road, approximately 2 miles north-west of Bolton Town Centre. The property occupies an established commercial location with a mixture of residential, retail and local business occupiers surrounding.

The property benefits from excellent communication links, with easy access to Chorley New Road (A673) and St Peter's Way (A666), providing good connectivity throughout Bolton and the wider Greater Manchester region. Public transport facilities are readily available nearby, with regular bus services operating along Belmont Road and surrounding routes.

DESCRIPTION

This well-positioned commercial property in Astley Bridge offers flexible office accommodation ideal for small businesses, start-ups, consultants and professional service providers. With three office suites currently available, the space is suitable for a variety of uses including small offices, meeting rooms, therapy or consultation rooms and administrative operations.

The suite benefits from shared kitchen and WC facilities, flexible lease terms and utility-inclusive rent, making it a practical and cost-effective workspace solution close to Bolton town centre.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Suite 2B	6.9	74

LEASE TERMS & RENTAL

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

Suite 2B: £2,400 Per Annum Inclusive

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

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use and tenants' eligibility for rate relief.

EPC

An EPC has been commissioned, and 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.

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Contact: Kieran Sutton or Lois Sutton

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