

TO LET

OFFICE SUITES

13.48 – 75.74 SQ M (145 - 815 SQ FT)

Lamb & Swift
Commercial Property

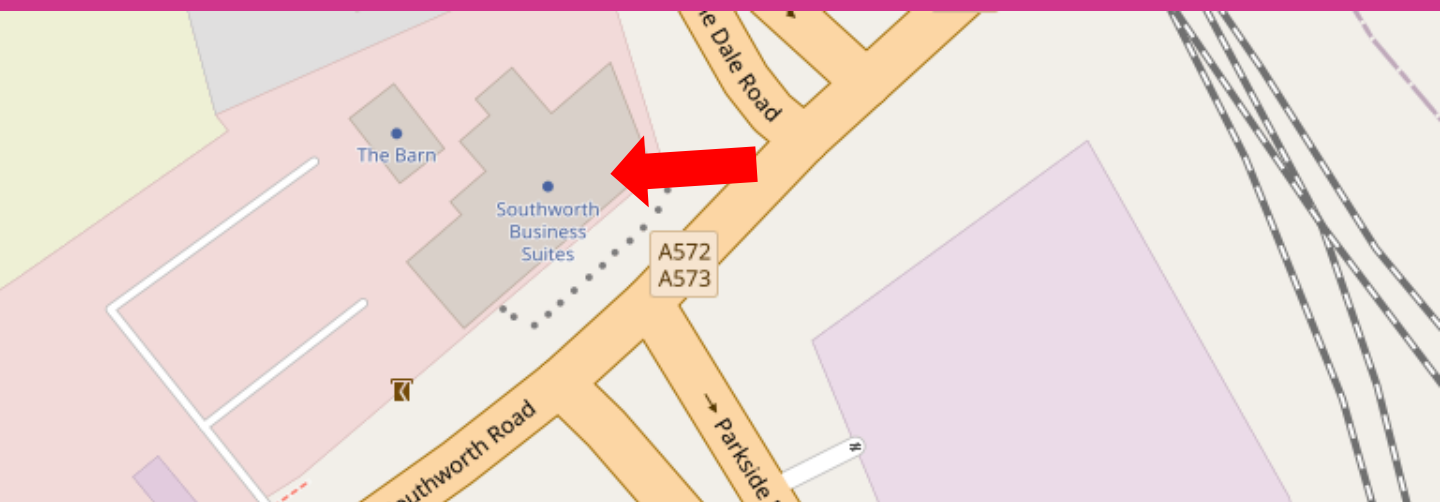
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SOUTHWORTH BUSINESS SUITES
SOUTHWORTH ROAD
NEWTON-LE-WILLOWS
WA12 0HS

from
£2,400
Per annum

- Converted former public house
- Flexible terms available
- Accommodation to first and second
- Prominent location
- On-Site secure car park
- Rental from £2,400 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](https://www.what3words.com/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 7 & 8 are interconnected and Suite 9 is a suite suitable for one or two people, both of which are located on the first floor. Suite 12 is located to the second floor. These suites have been occupied by the same Tenant for a number of years and are only being vacated due to a company acquisition and restructure.

There is a contemporary feel throughout the building, and these suites are accessed immediately off the communal area.

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 a communal kitchen and communal WCs to the ground floor, with additional kitchenette and WC to the first floor.

Externally, there is a secure on-site car park for tenant's use.

ACCOMMODATION

The available suites sizes are detailed on the Accommodation Schedule on the following page of this brochure.

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.

Details of the rental and Service Charge for the available suites is contained within the Accommodation Schedule of the next page.

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 £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.

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Contact: Josh Morgan

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Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW



Accommodation Schedule

<u>Suite</u>	<u>Size (ft²)</u>	<u>Rent (per annum)</u>	<u>Service Charge (per annum)</u>
Suite 7 & 8 (1 st Floor)	815	£8,150	£3,260
Suite 9 (1 st Floor)	145	£2,400	£580
Suite 12 (2 nd Floor)	502	£6,000	£2,008

