



## TO LET

Modern Second Floor Office Suite

1,046 SQ FT (97.15 SQ M)

📍 **PEEL HOUSE, 2 CHORLEY OLD ROAD, BOLTON, BL1 3AA**

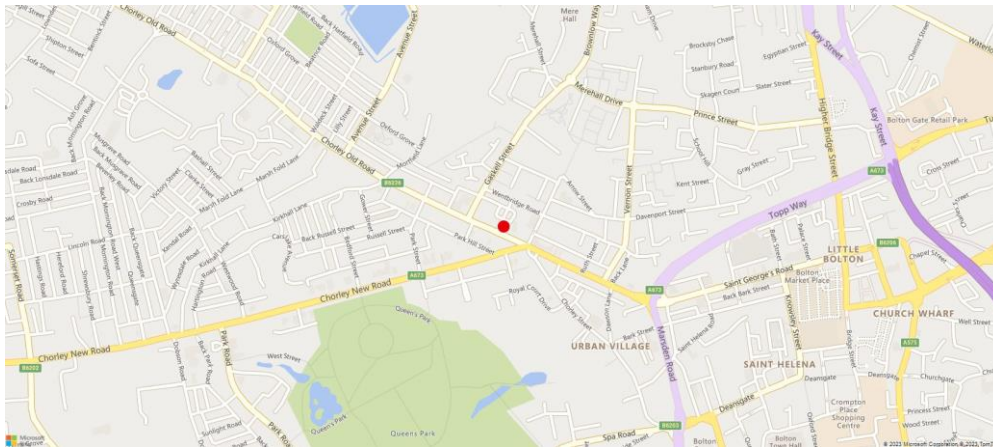
# TW

Turner Westwell

Commercial Agents

## KEY FEATURES

- Modern 2nd floor office suite
- Prestigious office location fronting the junction of Chorley Old Road and St Georges Road
- Situated within walking distance of Bolton Town Centre, Bolton School and David Lloyd Leisure Centre
- Open plan accommodation—self contained kitchen and WC's
- 3 private car parking spaces at rear
- 100% business rates relief (for qualifying businesses)
- New lease - £9,000 per annum exclusive



## LOCATION

The property occupies a prominent and elevated position fronting onto Chorley Old Road (B6226) overlooking the busy Junction with St Georges Road and Chorley New Road (A673).

Peel House is situated within a predominantly commercial office use area approximately 1/4 mile of a mile from Bolton Town Centre on a public transport route. The immediate vicinity, including Chorley New Road and the fringes of the Town Centre is a traditionally popular location, particularly with professionals such as Accountants, Financial Advisors, Solicitors and Surveyors, etc.

## DESCRIPTION

Comprising a modern second floor office space within the prestigious building known as Peel House. The accommodation consists of a large open plan office area with private meeting room, kitchen and separate male and female toilets.

The accommodation has recently been refurbished and provides flexible and adaptable working space to suit a professional office user.

At the rear is a private gated car park upon which the Tenant will be allocated 3 spaces.

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Open plan office	66.79	719
Private office	14.60	157
Common area & Kitchen	15.78	170
Total	97.15	1,046

## SERVICES

We understand the mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

## SERVICE CHARGE

A service charge is payable in the sum of £110.00 per month (reviewed annually). The service charge includes gas, water, waste disposal, intruder and fire alarm servicing, fire extinguisher servicing and cleaning of common areas. Electricity is billed separately.

## LEASE TERMS & RENTAL

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. The quoting rental is £9,000 per annum exclusive.

## INSURANCE

The landlord will insure the building and recharge the cost of the premium relating to the ground floor premises, back to the incoming tenant.

## VAT

VAT is payable 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 £6,800 (April 2023). The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

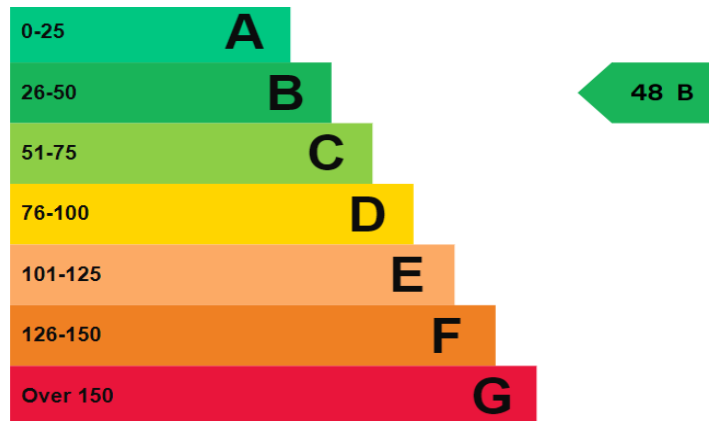
## LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the transaction.

## EPC

An EPC has been commissioned and the property has an Energy Performance Certificate Rating of B(48). The certificate is valid until 12<sup>th</sup> February 2033.

A full copy of the Report is available on request.



## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

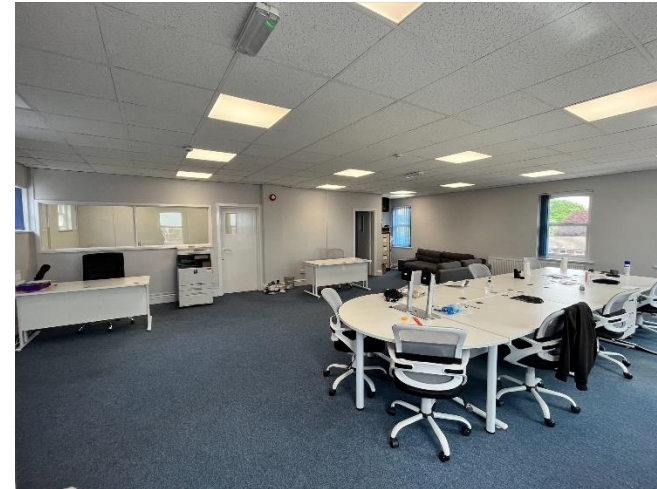
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**Important Notice :** *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*