

TO LET

Lamb & Swift
Commercial Property

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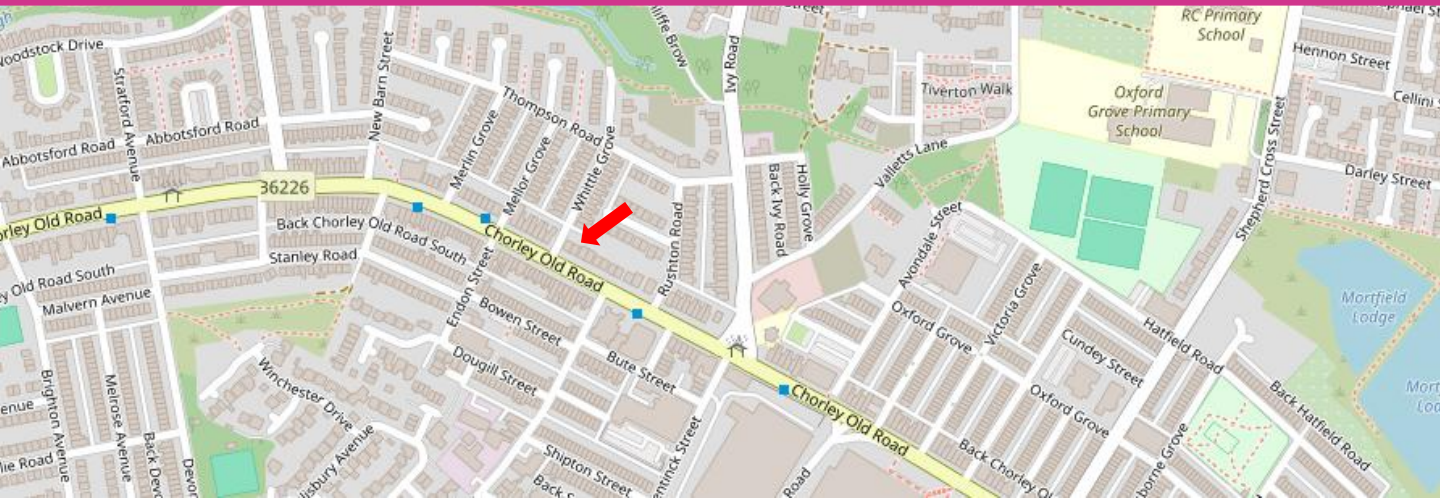
INDIVIDUAL SECOND FLOOR OFFICE SUITE
9.56 SQ M (103 SQ FT)



597A CHORLEY OLD ROAD
BOLTON
BL1 6BL

£4,200
PER ANNUM

- Highly regarded residential location of Bolton
- Well presented accommodation
- Shared kitchen and WC facilities
- Would suit professional i.e. accountant, architect, solicitor, etc
- Car parking for 1 vehicle at rear
- All-inclusive rental package



LOCATION

The property occupies a prominent position at the junction of Chorley Old Road (B6226) and New Hall Lane in the established suburb of Heaton. The surrounding area comprises a mix of independent retailers, professional businesses and residential housing.

Located approximately three miles north-west of Bolton town centre, the property benefits from excellent connectivity, with convenient access to the A58 Bolton ring road and the wider regional road network. In addition, the property fronts a main bus route, providing regular public transport links to Bolton town centre and surrounding areas.

DESCRIPTION

The subject property comprises an end-terrace commercial building occupying a prominent corner position on Chorley Old Road.

The available accommodation is located on the second floor and provides a well-presented suite suitable for a variety of business uses. The suite benefits from good natural light and is finished to a high standard throughout.

Occupiers have access to shared kitchen and WC facilities located on the first floor. In addition, the accommodation benefits from one dedicated car parking space within the private car park to the rear of the property.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	9.56	103

LEASE TERMS & RENTAL

Available for £4,200 per annum inclusive of all outgoings on the basis of an Internal Repairing and Insuring Lease.

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

Business rates are included within the rent.

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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