

To Let



Prominent Office/Retail & Workshop Premises

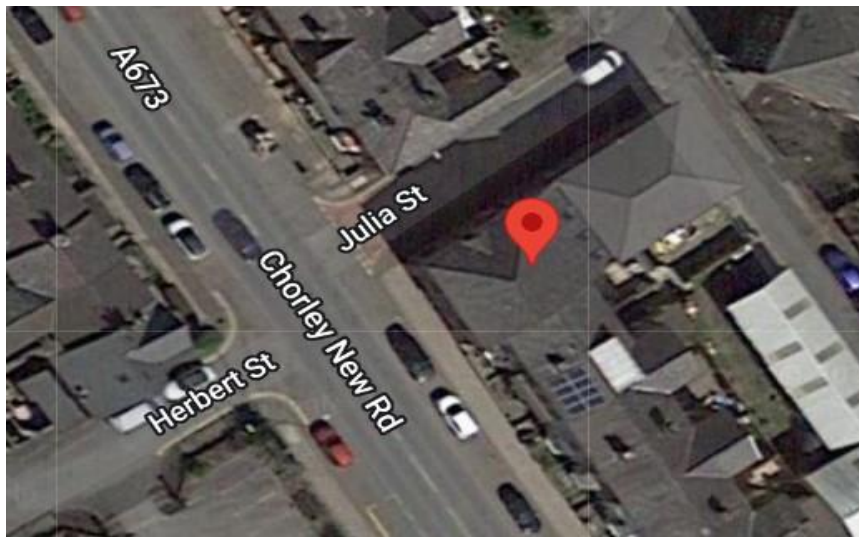
2,238 SQ FT (207.91 SQ M)

📍 59A CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 7QA

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Office/Retail & Workshop Premises
- High quality hybrid accommodation suitable for a range of uses
- Good mix of office/retail/showroom and storage
- Ideal builders/trade unit - may also suit showroom
- Open-plan configuration and flexible accommodation
- Close to local amenities, including Horwich Town Centre and Middlebrook Retail Park
- New gym facility to open at rear
- Convenient transport links at Junction 6 of the M61 motorway
- New lease
- 2 x private car parking spaces to be allocated
- Ample on-street parking in immediate vicinity
- £19,950 per annum exclusive



LOCATION

The property is located prominently fronting Chorley New Road (Horwich A673), at its corner junction with Julia Street, upon the fringes of Horwich Town Centre. The property is within approximately 3.5 km from Middlebrook Retail Park and only 4.5km from Junction 6 of the M61 motorway.

The immediate vicinity is a popular mixed-use commercial and residential area, with nearby occupiers including a gymnasium, MOT centre, general industrial and workshop users and housing.

DESCRIPTION

The subject property comprises an extensive, end of terraced property of traditional masonry construction set beneath a pitched and slated roof covering.

The premises, which extend to approximately 207.92 sq m (2,238 sq ft), is arranged over ground and first floor levels and consists of well presented accommodation, suitable for a range of uses including office, retail, laboratory, showroom/trade/aesthetics training, etc.

At ground floor level, the property provides for a regular shaped office/retail space incorporating WC facilities and spacious garage/workshop. The front office/retail section benefits from LED lighting, air-conditioning and high quality carpet and joinery finishes. Access to the ground floor workshop/garage can be gained either internally, or externally (from Julia Street), via an electronically operated loading door.

At first floor level, the property provides for 2 x private offices, spacious meeting area, single WC, modern kitchen and additional useful stores.

Externally, there is private parking for 2 vehicles, together with ample on-street car parking, including 2 spaces on the highway at the front of the building.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor - Retail/Office	69.12	744
Ground Floor - Workshop/Garage	36.23	390
First Floor	102.56	1,104
Total	207.91	2,238

*plus private parking

SERVICES

All mains services are connected to the property. Heating is provided by way of wall mounted radiators heated via a gas combi-boiler. In addition, the ground floor is air-conditioned (offices/retail - not the workshop).

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

LEASE TERMS

The property is available by way of a new Tenant's Full Repairing and Insuring lease for a term of 3 to 5 years.

PRICE AND VAT

The rental is £19,950 per annum exclusive.

VAT is not applicable.

BUSINESS RATES

Rateable Value: £16,750 (1st April 2023 to present)

Rates Payable: £8,576 (approx)

Interested parties are advised to make their own enquiries direct with the Local Rating Authority.

USE

E-Class

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of D(88). The certificate is valid until .

A full copy of the Report is available upon request.



VIEWINGS

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

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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