

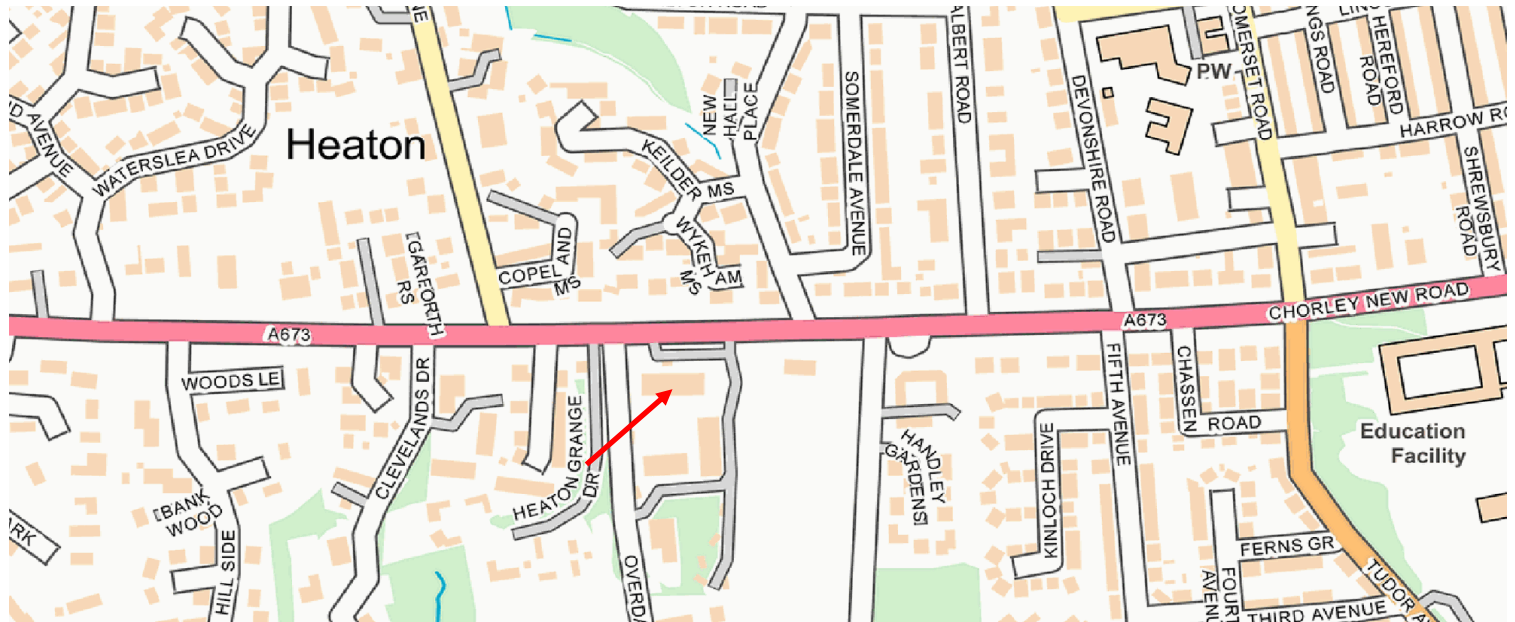


HIGH QUALITY OFFICES 46.64 SQ M (502 SQ FT)

TO LET

**NEWLANDS MEDICAL &
BUSINESS CENTRE
315 CHORLEY NEW ROAD
BOLTON
BL1 5BP**

- Impressive manned reception—phone answering services
- On-site parking & restaurant facility
- Recently refurbished common areas
- Lounge & conference rooms
- Ideal for medical & office uses
- Let on flexible, inclusive rental packages



LOCATION

Newlands Medical & Business Centre is well located on Chorley New Road (A675), approximately 1.5 miles west of Bolton Town Centre and a quarter of a mile from Bolton School.

The property occupies a convenient, sub-urban location, in the heart of Heaton, which is a well regarded, predominantly residential area of Bolton and is situated adjacent to the very popular Retreat Restaurant.

DESCRIPTION

315 Chorley New Road (formerly known as Newlands Medical Centre) is an extremely well established serviced medical and office centre, set within superb mature gardens and comprising an extensive Victorian building, with traditional vaulted ceilings and retaining many original features.

There is free onsite car parking and a restaurant facility (Retreat Restaurant) adjacent, which is conveniently located for informal client meetings.

SPECIFICATION

- Recently upgraded common areas
- Manned reception facilities
- Inclusive rental package
- Flexible lease terms (min 6 months)
- On-site CCTV
- Free on-site car parking
- Medical & office use consent
- Adjacent to Retreat restaurant
- On-site meeting rooms

ACCOMMODATION

Suite 20-23: 46.64 sq m (502 sq ft)

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

LEASE TERMS & RENTAL

Available for a minimum 6 month tenancy agreement:-

Suite 20-23 (4 rooms) £16,000 per annum

All rents are inclusive of heating, lighting, cleaning of common areas etc.

The tenants are responsible for organising and paying for the cost of their own internet and telephone installations/services.

BUSINESS RATES

Tenants responsible, however, we expect all available rooms will be available for 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

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.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial 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 Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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