



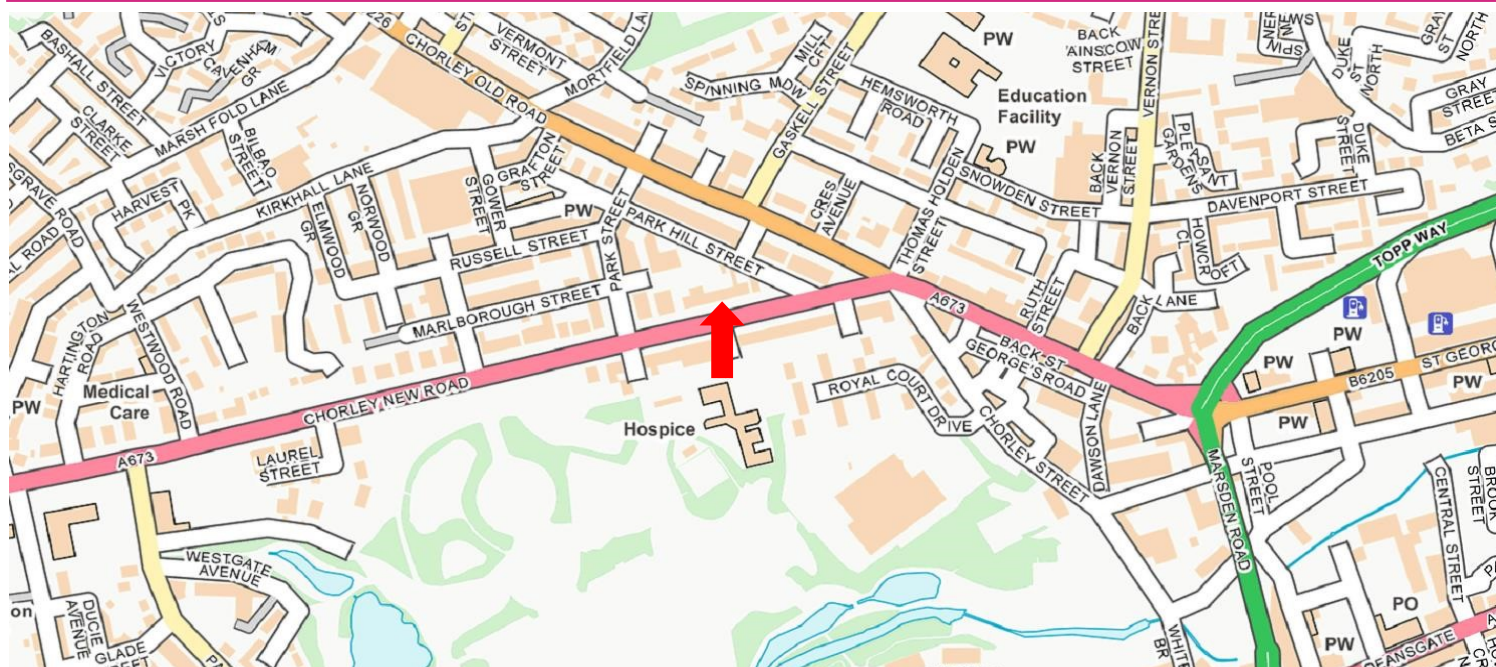
**REFURBISHED GROUND FLOOR OFFICES  
LET ON ALL INCLUSIVE RENTAL TERMS  
55.41 SQ M (597 SQ FT)**

**TO LET**

**24 CHORLEY NEW  
ROAD  
BOLTON  
BL1 4AP**

- ◆ Prestigious office address
- ◆ Parking at rear
- ◆ All inclusive rental
- ◆ Cost certainty for tenant
- ◆ No VAT
- ◆ Flexible lease terms
- ◆ Available immediately





## LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including Solicitors, Accountants and Architects. The property itself is situated prominently upon Chorley New Road (A673) close to its junction with Chorley Old Road (B6226) and St Georges Road (A673). Bolton Town Centre is approximately 0.5 miles south east and is within walking distance.

## DESCRIPTION

Comprising spacious and very well presented, ground floor office accommodation extending to include 3 office rooms, 2 of which are particularly large, together with a modern kitchen, WC facilities and private car parking.

The accommodation benefits from being recently refurbished and would suit a variety of uses including general offices, consulting and/or treatment rooms.

## ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Front office	30.01 sq m	(323 sq ft)
Rear office (right hand side)	15.94 sq m	(172 sq ft)
Rear office (left hand side)	9.46 sq m	(102 sq ft)
<b>Total</b>	<b>55.41 sq m</b>	<b>(597 sq ft)</b>

(Excluding kitchen)

\*Rooms available as a whole or separately.

## RENTAL

£875 per month / £10,500 per annum

\*inclusive of all utilities

\* Tenant responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

\*Rooms may let individually. Rent on Application

## LEASE TERMS

Available by way of Internal Repairing lease terms for a minimum 12 month agreement.

## VAT

VAT is not applicable.

## RATES

Rateable Value: £5,900 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 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 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](mailto:dwestwell@lambandswift.com) or [akerr@lambandswift.com](mailto:akerr@lambandswift.com)

Website: [www.lambandswift.com](http://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 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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