



## MODERN OFFICES WITH PARKING

250.2 SQ M (2,693 SQ FT)

### FOR SALE

**ATLAS 1, 3, 5, 6  
ATLAS HOUSE  
ST GEORGES SQUARE  
BOLTON  
BL1 2HB**

- ♦ Modern 3 storey office building
- ♦ Situated on a well established office park
- ♦ Private gated entrance with manned on-site security
- ♦ On-site car parking
- ♦ Refurbished to a high standard

## LOCATION

The subject property is located on the northern fringe of Bolton Town Centre, accessed from All Saints Street which in turn is located just off St Georges Road.

The premises are located within St George's conservation area and the immediate vicinity is a mixed use commercial and residential area.

The property backs onto the A666 St Peters Way which provides convenient transport links to the M60 and M61 motorways, and in turn the national motorway network.

The main retail core of Bolton town centre is situated approx. 200m south of the property providing a mixture of amenities.

## DESCRIPTION

St Georges Square was constructed in 1989 and provides a number of modern and well presented purpose built office units.

### Atlas 1

This particular building provides for refurbished office accommodation which is currently occupied at both ground and first floor levels with a vacant second floor suite available.

### Atlas 3

This property provides for predominantly open plan office accommodation arranged over three floors with dedicated parking for 3 cars within a secure and gated complex.

### Atlas 5

This particular property provides for a mix of open plan and cellular office accommodation arranged across ground, first and second floors with dedicated parking for 3 cars on a secure and gated complex.

## ACCOMMODATION

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

Atlas 1:	250.20 sq m	(2,693 sq ft)
Atlas 3:	250.20 sq m	(2,693 sq ft)
Atlas 5:	250.20 sq m	(2,693 sq ft)
Atlas 6:	250.20 sq m	(2,693 sq ft) - UNDER OFFER

## SERVICES

The mains services connected to the property to include water, 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.

## SERVICE CHARGE

A service charge is levied to cover items such as professional property management, manned on site security and general estate maintenance. Further information is available upon request.

## 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



## SALE PRICE

Atlas 1	£325,000
Atlas 3	£280,000
Atlas 5	£250,000
Atlas 6	UNDER OFFER

To be sold on a long leasehold basis subject to a management deed.

Atlas 1 will be sold as an investment generating £11,600 per annum across ground and first floors, with the second floor vacant. Atlas 3 & 5 will be sold with vacant possession

## RATES

Atlas 1:	Rateable Value: £17,600 (2017 Rating List)
Atlas 3:	Rateable Value: £16,750 (2017 Rating List)
Atlas 5:	Rateable Value: £18,250 (2017 Rating List)
Atlas 6:	Rateable Value: £14,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

## 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

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

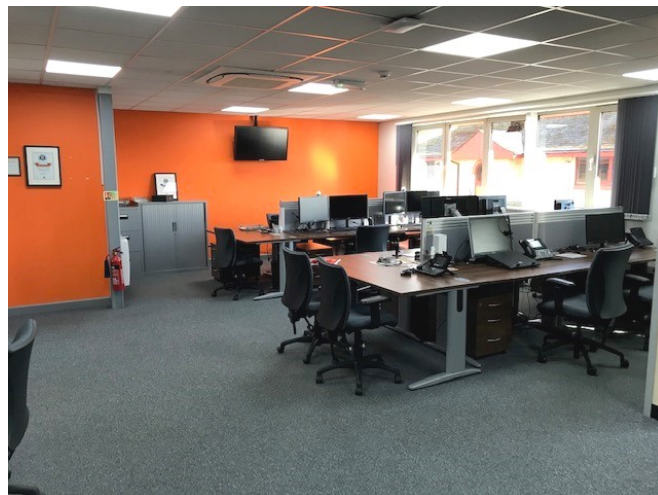
Email: [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com) or [akerr@lambandswift.com](mailto:akerr@lambandswift.com)

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





Atlas 1, 2nd Floor



Atlas 1, 2nd Floor



Atlas 1, 2nd Floor



Atlas 6



Atlas 6

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