



## TO LET/MAY SELL Office Building

**Clive House, Clive Street, Bolton, BL1 1ET**

**14,148 ft<sup>2</sup> (1,314.35 m<sup>2</sup>)**

- Potential Head Quarter Office Building
- On site car parking
- Town Centre Location
- Close to Town Centre Amenities
- Due to be refurbished in Q2 2020



## Description

The subject property provides a detached office building with onsite car parking. Providing accommodation over three floors, it is of traditional brick construction underneath a pitched slate roof.

Ideally suited for a single occupier, the office building requires a full refurbishment throughout it does however benefit from the following:

- Full access raised floors/perimeter trunking
- Electric wall heaters
- Suspended ceilings incorporating recessed lighting
- Double glazed UPVC windows
- Passenger Lift
- Ladies, Gents and Disabled WC facilities on each floor
- Kitchen on each floor
- Comms room with comfort cooling installed
- Feature entrance reception
- Open plan and Cellular accommodation
- 19 On-site parking spaces

The property is due to be fully refurbished throughout In Q1 2020.

## Location

Clive House, is located in a popular and well established district of Bolton Town Centre. It is located close to a number of town centre amenities including the recently refurbished Market Hall as well as a number of key regeneration areas of Bolton Town Centre.

Bolton is situated in the North-West of England, approximately 14 miles North of Manchester city centre. Bolton has good access to the motorway network.

Bolton railway station provides local and regional rail links, with the journey time into Manchester of approximately 20 minutes.

## Planning Use

B1 office use, alternative uses may be considered subject to the necessary planning consents.

## Accommodation

The property has been measured in accordance with the RICS Property Measurement on a Net Internal Area (NIA) Basis

Floor	NIA m <sup>2</sup>	NIA ft <sup>2</sup>
Ground floor	426.3	4,696
First Floor	439	4,276
Second Floor	439	4,726
Total	1,341.3	14,148

## Rent

The building is due to be refurbished in Q2 2020 quoting rent is £10.00 per sq ft depending on specification agreed. This will be on full repairing and insuring terms for a term to be agreed.

## Price

Seeking offers over £1,000,000 for the freehold interest, based on the current condition of the property Subject to Contract.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £130,000

## Viewing

Viewing by way of appointment through the joint agent Miller Metcalfe Commercial  
John Fletcher  
01204 525252/07855773792  
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