



HISTORIC REFURBISHED OFFICE BUILDING 403.60 SQ M (4,334 SQ FT)

TO LET

**BASEMENT
ST GEORGES HOUSE
2 ST GEORGES ROAD
BOLTON
BL1 2EN**

- ◆ Flexible basement accommodation
- ◆ May split to suit requirements from approx. 500 sq ft
- ◆ Disabled and passenger lift access
- ◆ Period Edwardian landmark town centre building
- ◆ Carefully restored accommodation—may suit gym, theatre classes, therapy rooms, dance hall/recreation uses
- ◆ Former NHS Prescription Pricing Authority premises
- ◆ Bistro & Art Gallery at ground floor



LOCATION

St Georges House occupies a prominent corner position at the junction of Bridge Street and St Georges Road in Bolton Town Centre. St Georges Road is occupied by a mix of business operations, such as financial and professional services; medical consultation and general offices.

The building is located within walking distance of the Town Centre amenities and the A666 is located approximately 0.4 miles to the west of the property, which provides direct links to the M60 motorway network.

The Market Place, Top Way and All Saints Street public car parks are located within walking distance of the building, together with all the Town Centre facilities.

DESCRIPTION

The five storey property comprises an attractive, traditionally constructed period Town Centre office building, with a mixture of cellular and open plan accommodation over all floors.

The ground floor has been tastefully and sympathetically refurbished to provide exceptional office accommodation and meeting rooms, in addition to modern ground floor Bistro & Art Gallery.

The building provides spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefitting from the many retained and unearthed traditional features. The offices benefit from full length glazing, electrical heating and a passenger lift, accessing all floors.

The available accommodation is situated at basement level and may suit a variety of uses including gymnasium, theatre halls, therapy classes and other recreational uses. Archive storage pods may also be made available.

There are a number of car parks nearby offering competitive annual contracts.

LEASE TERMS

Available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

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.

ACCOMMODATION

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

Basement 403.60 sq m (4,334 sq ft)

The floor may be sub-divided to suit requirements from approximately 500 sq ft

RENTAL

To be discussed. The rent will vary subject to Tenant's floor-space requirement. Our suggestion would be to view the accommodation and we can then prepare a rental proposal for consideration.

All rents are quoted exclusive, but are liable to VAT at the prevailing rate. Car parking is available via permits. Further information is available on request.

SERVICE CHARGE

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further information on request.

RATES

To be assessed. Further information on request.

SERVICES

We understand that all services are available to the accommodation, including the full broadband capacity, however, none of these have been tested.

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

Reception



Bistro/Art Gallery



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