

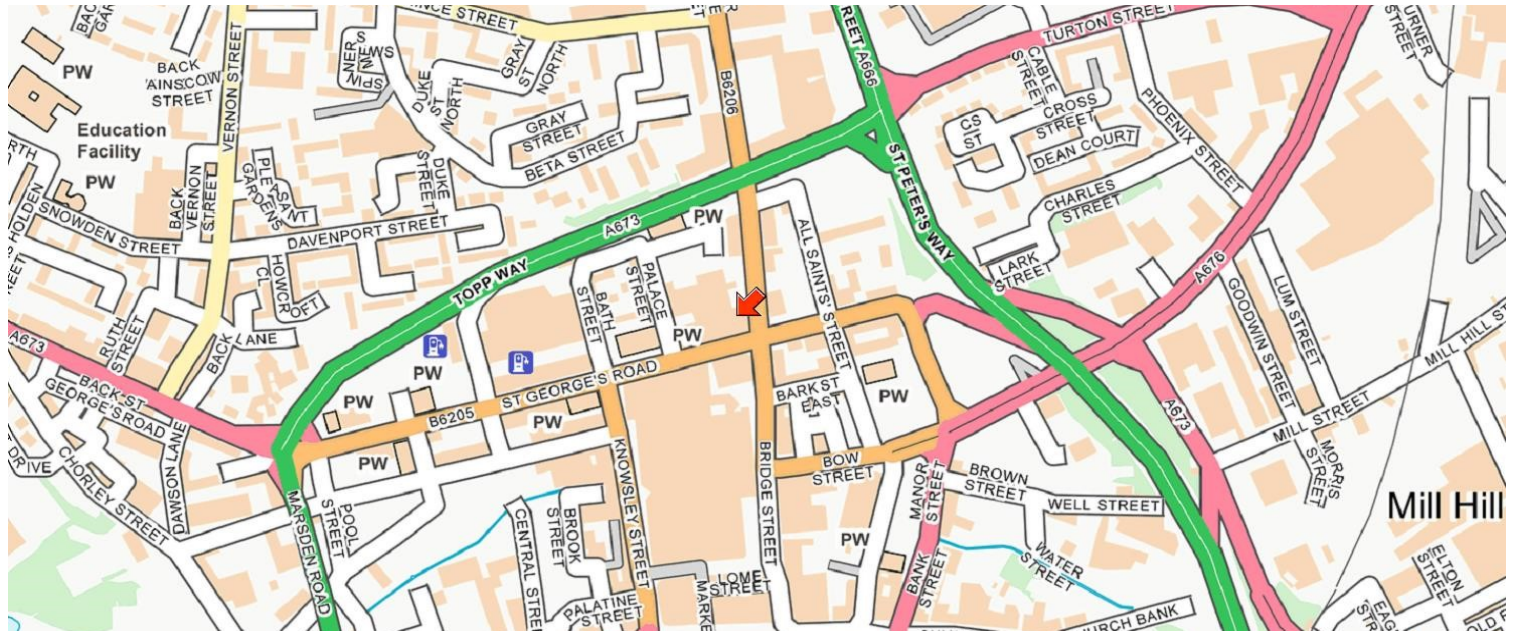


## HIGH QUALITY OFFICES 92.90 SQ M (1,000 SQ FT)

### TO LET

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

- Open plan office accommodation
- Available on an all inclusive basis
- Disabled access
- Period Edwardian landmark town centre building
- Carefully restored office accommodation
- Former NHS Prescription Pricing Authority premises
- High quality offices with Bistro & Art Gallery at ground floor
- Internet capability—Ultra-fast broadband up to 300mb and managed internet access available



## 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 all 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, benefiting from the many retained and unearthened traditional features. The offices benefit from full length glazing, electrical heating and the building will benefit from a fully glazed passenger lift, accessing all floors.

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

## ACCOMMODATION

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

Second floor (Suite 1)    92.90 sq m    (1,000 sq ft)

## LEASE TERMS

Suites 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.

## RENTAL

Second floor suite 2 £9,500 per annum or £2,500 per month all inclusive  
 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. The cost is estimated at £3.25 per sq ft.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## RATES

Rateable Value: 7,500 (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.

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, 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](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 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.