

TO LET

**REFURBISHED CHARACTER OFFICES
FROM 98 SQ FT (9.1 SQ M)**



- ◆ Recently refurbished to a good standard retaining many original features
- ◆ Attractive garden fronted mid-terrace office building
- ◆ Cellular offices
- ◆ Occupying professional/prestigious location
- ◆ Recently benefitting from a new central heating system and electrical re-wire

LANCASTER HOUSE, 5 CHORLEY NEW ROAD, BOLTON, BL1 4QR

DESCRIPTION

Lancaster House comprises a period 3 storey garden fronted mid terraced office property, of traditional solid brick construction set beneath a pitched slate roof covering. The property has been subjected to a full refurbishment yet retains many original features, both internally and externally.

Internally, the property is arranged over ground, first and second floor levels together with ancillary storage and further office in the basement.

The offices on the ground and first floors are a mixture of open plan and cellular offices. There is a communal kitchen situated at ground floor level and the communal WC's are located at the first floor. The accommodation provides for a good mix of cellular offices available on an "all inclusive basis"

The property has recently undergone a comprehensive refurbishment programme providing for high quality offices, whilst maintaining many period and original features. The property also benefits from a recent rewire and new combi- boiler.

LOCATION

Lancaster House is situated fronting Chorley New Road, (A673), close to Bolton Town Centre, Bolton School and David Lloyd Leisure Centre.

There are a number of professional office occupiers nearby, in particular Solicitors and Accountants.

Chorley New Road is well served and provides access in and out of Bolton's town Centre, is approximately 3 miles of junction 6 of the M61 Motorway and 1 mile of the A666 St Peters Way.

TENURE

The property is available by way of a 6 to 12 month tenancy agreement on an all inclusive basis.

ACCOMMODATION & RENTS

In accordance with the RICS Code of Measuring Practice (6th edition), we have calculated the following Net Internal Areas as follows:

First floor	276 sq ft	£120 per week
First floor	129 sq ft	£60 per week
First floor	98 sq ft	£60 per week
Second floor	225 sq ft	£100 per week
Second floor	131 sq ft	£60 per week

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

SERVICES

The mains services connected to the property externally 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.

VAT

VAT may be applicable at the prevailing rate.

VIEWING

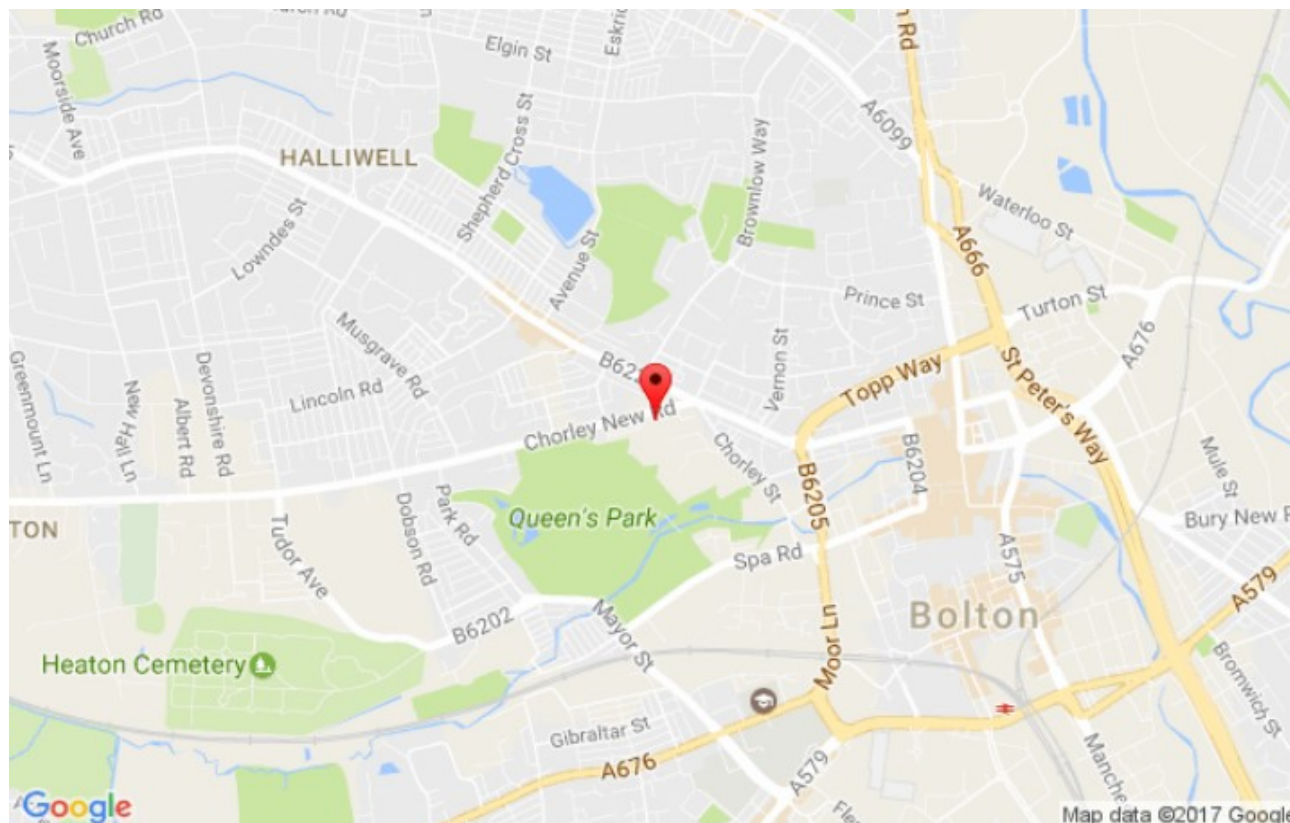
Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

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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.

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