



PROMINENT OFFICE BUILDING WITH CAR PARKING 188.6 SQ M (2,029 SQ FT)

TO LET

**20 CHORLEY NEW ROAD
BOLTON
BL1 4AP**

- **Ample on-site car parking—6 to 8 spaces**
- **Prestigious location**
- **Prominent position**
- **New lease available**
- **May suit a number of uses STPP**
- **Excellent transport links to A666 St Peters Way**
- **£19,950 per annum**



LOCATION

The property is situated prominently fronting Chorley New Road (A673) close to its junction of Chorley Old Road, Chorley Street and St Georges Road.

There are other professional office users within the vicinity in particular Solicitors and Accountants. Bolton town centre is approximately 0.5 miles south east and is within walking distance.

DESCRIPTION

A detached two storey premises occupying a prominent location within the prestigious office areas of Chorley New Road.

The office building comprises of ground floor, first floor, basement and attic accommodation.

At ground floor level there are four offices plus a staff room. There is an attic room with separate staircase and in addition the property also benefits from a basement/cellar which provides excellent storage space.

Externally the property offers ample on site car parking with approximately 6-8 spaces, with the added benefit of on street parking available within close proximity.

The prominent position presents an excellent opportunity for signage.

ACCOMMODATION

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

Basement	42.60 sq m	(458 sq ft)
Ground floor	56.50 sq m	(608 sq ft)
First floor	63.30 sq m	(681 sq ft)
Attic	26.20 sq m	(282 sq ft)
Total	188.60 sq m	(2,029 sq ft)

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.

LEASE TERMS

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

RENTAL

£19,950 per annum exclusive

VAT

VAT is not applicable.

RATES

Rateable Value: £14,750 (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.

SERVICES

The mains services connected to the property to include water, electricity, gas 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 or akerr@lambandswift.com

Website: www.lambandswift.com



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