

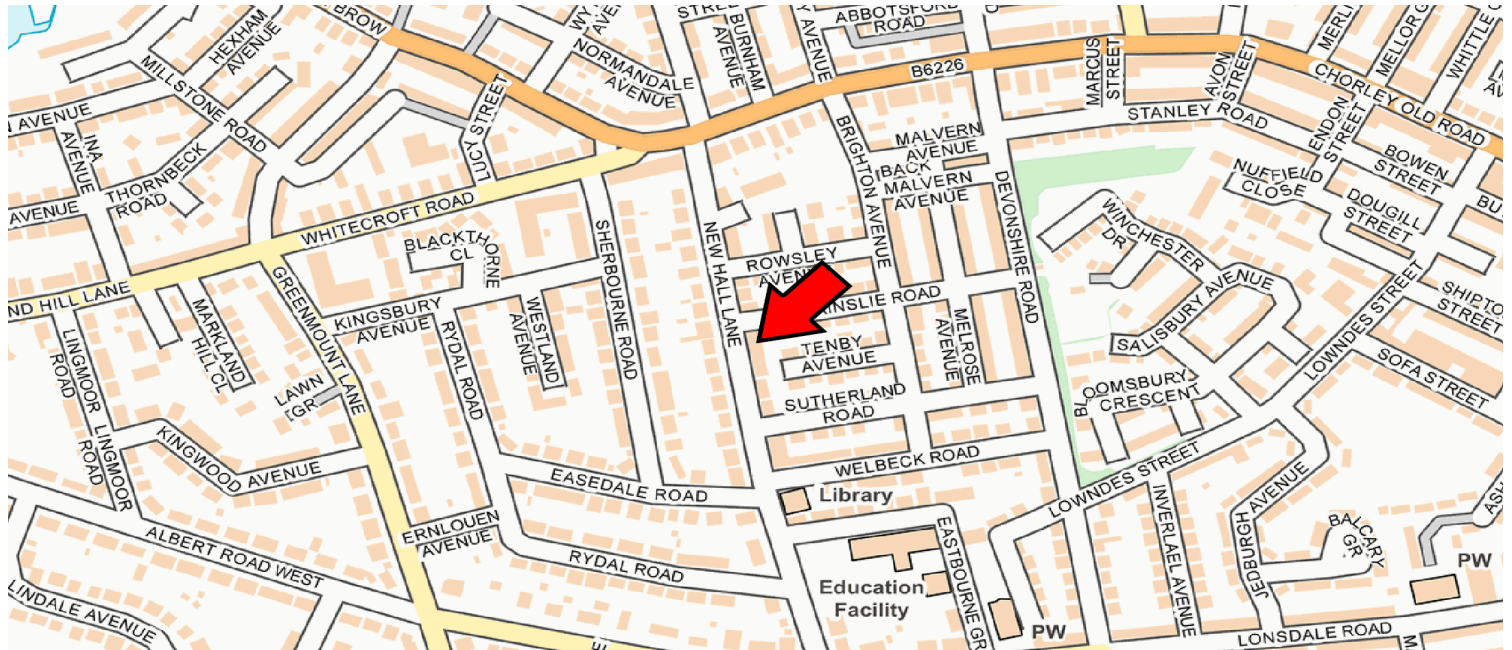


**GROUND OR FIRST FLOOR OFFICE SUITE  
6.51 SQ M (70 SQ FT) OR 8.82 SQ M (91 SQ FT)**

**TO LET**

**ASHBERRY HOUSE  
41 NEW HALL LANE  
HEATON  
BOLTON  
BL1 5LW**

- ◆ On site car parking space available— one per suite
- ◆ Close to everyday amenities
- ◆ New licence agreement available
- ◆ All inclusive rent of occupational bills



## LOCATION

The property is situated fronting New Hall Lane close to the junction of Tenby Avenue and Sutherland Road within a highly regarded residential area of Bolton. There is a coffee shop and other amenities close by.

Bolton town centre is two miles east.

Chorley Old Road, 400 yards north, is a main bus route.

## DESCRIPTION

A ground or first floor office suite with shared kitchen and WC facilities plus on site car parking space—one per suite.

The rents are all inclusive of all outgoing and VAT.

The suite benefits from UPVC double glazing throughout plus perimeter wall trunking for electrical appliances and computers. There are shared WC and kitchen facilities.

The suites are well presented and carpeted and can fit 1/2 persons.

## ACCOMMODATION

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

Ground floor suite 2	8.82 sq m	(95 sq ft)
First floor Suite 1	6.51 sq m	(70 sq ft)
<b>Total</b>	<b>15.33 sq m</b>	<b>(165 sq ft)</b>

Plus 1 car parking space per suite.

## LEASE TERMS

New agreements from 12 months upwards available.

## 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

Suite 2 £230 per calendar month including VAT & services.  
 Suite 1 £210 per calendar month including VAT & services.

## VAT

VAT is applicable.

## SERVICES

All mains services are connected to the property which is heated by a gas fired central heating system.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

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: Nick Swift

Telephone: 01204 522 275

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

Website: [www.lambandswift.com](http://www.lambandswift.com)



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