



To Let - 1st Floor Premises

1st & 2nd Floors, 27 Lee Lane, Horwich, Bolton, North West, BL6 7TG

1,489 ft² (138.33 m²)

- Prominent Town Centre Location
- Highly Visible location
- Parking to the rear
- 1,800 New Homes being delivered at Rivington Chase
- Space to be refurbished
- Suitable for a variety of uses

Description

Comprising a substantial, traditionally constructed landmark town centre former banking hall, occupied until recently by NatWest Bank Plc. The property was re-roofed by NatWest prior to their disposal of the property.

The property has been recently acquired by our client, who intends to sub-divide the ground and upper floors to create separately let-able accommodation.

The first and second floor accommodation is accessed via a pedestrian entrance door from Longworth Road. The accommodation is to be refurbished throughout, to provide high quality, spacious accommodation which is capable of being reconfigured to provide for majority open-plan space, suitable for a range of business uses.

The accommodation includes large kitchen and breakout room, together with separate male and female WC's.

There is private parking at the rear for 2 vehicles.

Location

The property is situated at the Junction of Lee Lane, Winter Hey Lane and Longworth Road within the Town Centre of Horwich. The property is situated along a terrace row of offices and retail units.

Horwich is a satellite town approximately 4 miles West of Bolton but which is growing quickly, including the provision of a further 1,800 houses being built on the former Horwich Loco Works/Rivington Chase.

There are a mixture of uses within Horwich town centre which includes banks, Post Office, Sainsbury's, Co-op Supermarket and other independent traders.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor area:

1,489 sq ft

Rent and Lease Terms

£20,000 Per annum available by way of a new full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

The space is likely to be reassessed upon occupation of the

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the joint agents
Fletcher CRE
John Fletcher
01204 221 030 john.fletcher@fletchercre.co.uk



Turner Westwell
Daniel Westwell
01257 441 474 Daniel.westwell@turnerwestwell.co.uk



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