



To Let- 1st Floor Offices

First Floor Office, 399 Chorley Old Road, Bolton, North West, BL1 6AH

376 ft² (34.93 m²)

- Well appointed Offices
- Ready for Immediate Occupation
- Prominent position along Chorley Old Road
- Office is self contained with a shared entrance

Description

The subject property provides a 1st floor self contained office premises within a larger mid terrace office building, finished to a high specification throughout. The first floor accommodation provides a lobby entrance area leading to the 1st floor office. Here we have an open plan office area, with a small kitchen area and W.C.

The property is finished to a high standard, it is carpeted throughout, with LED panel lighting, gas central heating and CATV Data points within the internal walls. The property is suitable for office, medical or professional services.

Location

The property is located in a prominent position on Chorley Old Road and is in close proximity to a number of local amenities, including local retailers and businesses and most notably Morrison's supermarket. Chorley Old Road also has the advantage of free on-road parking to the front and side of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, Chorley Old Road is situated approximately four miles away from Junction 5 of the M61 motorway, which connects with the regional and ultimately the national motorway networks.

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 areas:

First Floor 376 sq ft

Rent and Lease Terms

£550.00 Per Calendar Month (£6,600 per annum) payable monthly in advance and inclusive of all outgoings with the exception of business rates.

The property will be held on an internal repairing and insuring lease for a term to be agreed.

Planning Use

Use Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value First Floor £3,700

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 sole agent Fletcher CRE

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info@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.