



To Let – 1st and 2nd Floor Premises

**Suite 2 First Floor And Suite 6 Second Floor, 27 Lee Lane, Horwich, Bolton,
North West, BL6 7TG**

125 - 175 ft² (11.61 - 16.26 m²)

- Prominent Town Centre Location
- Highly Visible location
- 1,800 New Homes being delivered at Rivington Chase
- Refurbished office suites
- Suitable for a variety of uses

Description

Comprising a substantial, traditionally constructed landmark town center 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 recently been subdivided and refurbished, with the first and second floor accommodation reconfigured to provide high-quality, self-contained professional office and studio suites.

The accommodation provides 24hr access via a secure intercom through a pedestrian entrance situated on Longworth Road. The premises have been fully refurbished throughout to offer high-quality accommodation suitable for a variety of uses, including professional offices, treatment rooms, or consulting suites.

The accommodation includes shared kitchen facilities, together with separate male and female WC's.

here is a range of free parking throughout Horwich Town Center.

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

Tenure

Leasehold

Rent and terms

£4,200 - £4,800 Per annum

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 sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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