



To Let - Self Contained Office Premises

24B Park Hill Street, Bolton, Lancashire, BL1 4AR

805 ft² (74.78 m²)

- Located off Chorley New Road
- Self Contained Premises
- Arranged over ground and first floor
- Located in a professional office location

Description

A detached two-storey office building extending to approximately 805 sq ft (74.8 sq m), offering versatile accommodation arranged over ground and first floor. Most recently occupied as an accountancy practice, the property provides an excellent opportunity for a variety of office and business uses.

The accommodation briefly comprises a reception hallway and ground-floor office, together with a first-floor landing, kitchenette, washroom/WC, and a further office. Additional features include an electric roller shutter entrance door, electric storage heating, a fire alarm system, and a security alarm system.

Externally, the property benefits from a dedicated parking space to the front, set on a concrete hardstanding area.

Location

Located on Park Hill Street. which can be accessed off both Chorley New Road and Chorley Old Road.

The property is situated to the west of Bolton Town Centre along the prestigious Chorley New Road, a traditional and well established office location for a mix of professional occupiers and local businesses.

The property has excellent transport links, with Chorley New Road, providing access to both Bolton Town Centre and the A(666) St Peters Way and Junction 5 or 6 of the M61 Motorway.

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:

805 sq ft

Rent and Lease Terms

£9,600 Per annum payable monthly in advance and exclusive of all other outgoings.

The lease will be on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Office. Alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £6,000

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

info@fletchercre.co.uk

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