

# INVESTMENT OPPORTUNITY

## FOR SALE

22,686 sq ft multi-let office building in the heart of Bolton Town Centre

Lambert  
Smith  
Hampton

St George's House, 2 St George's Rd, Bolton BL1 2DP





# EXECUTIVE SUMMARY

- Multi-let investment in Bolton town centre
- Located in close proximity to the retail core
- 5 storey office building (plus basement) extending to 22,686 sq ft
- Net rent £170,727 per annum (incl. 12 month rent guarantee on vacant space)
- Freehold property available at offers in the region of £1.6 million (excl VAT)

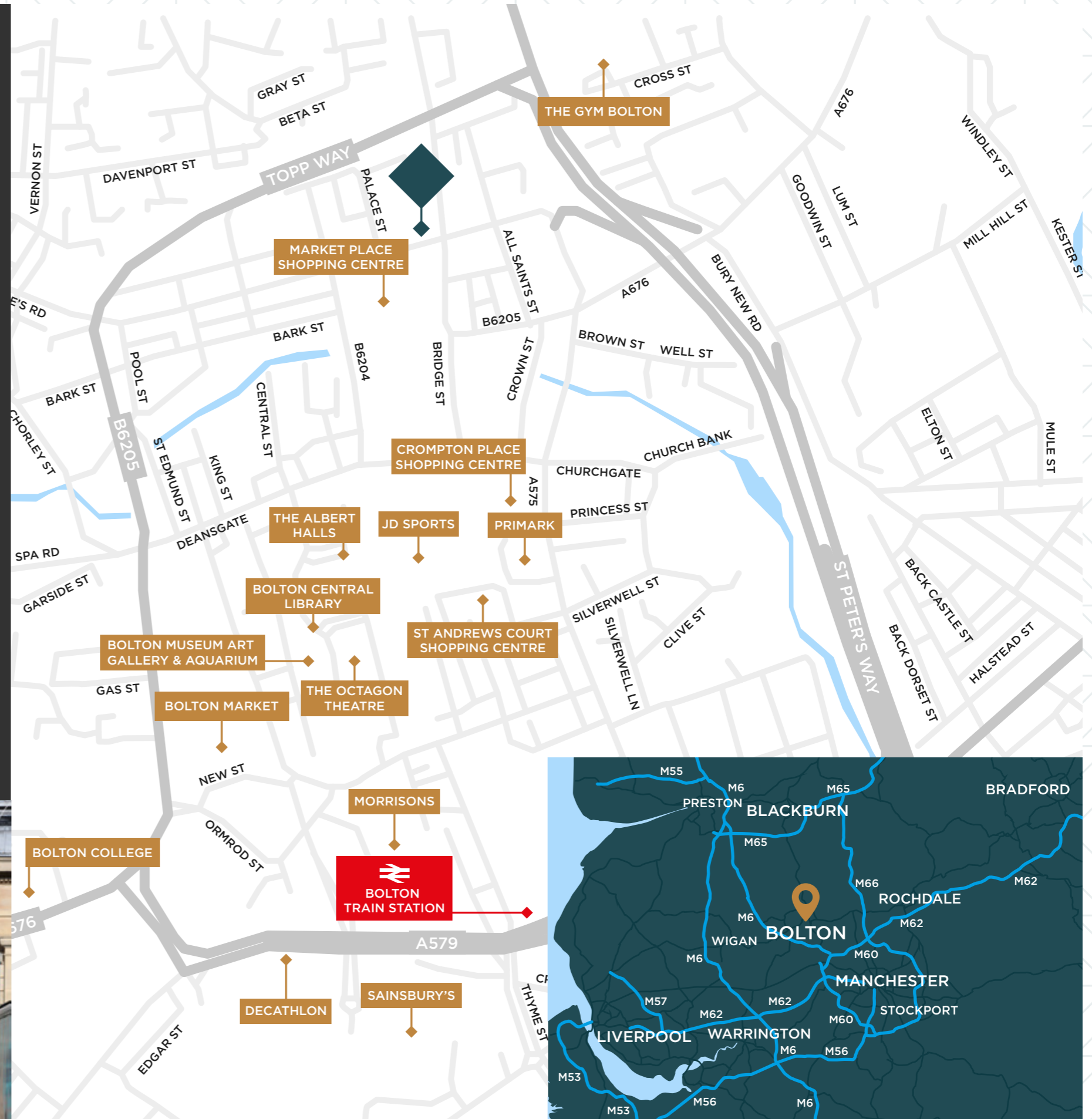




# LOCATION

Bolton is a town located within Greater Manchester being situated approximately 14 miles North West of Manchester city centre. Manchester Airport is approximately 21 miles to the South and Liverpool Airport is approximately 37 miles to the West. Bolton town centre is served by the M61 motorway which in turn provides good access to the M60, M62 and the A580/East Lancashire Road. Regional train services run from Bolton Interchange.

St George's House is situated fronting onto St George's Road & Higher Bridge Street within Bolton Town Centre. The property is situated in a mixed use area, benefiting from a variety of local amenities. The Property is within 100 metres of Market Place Shopping Centre, the primary retail area of the town Centre.

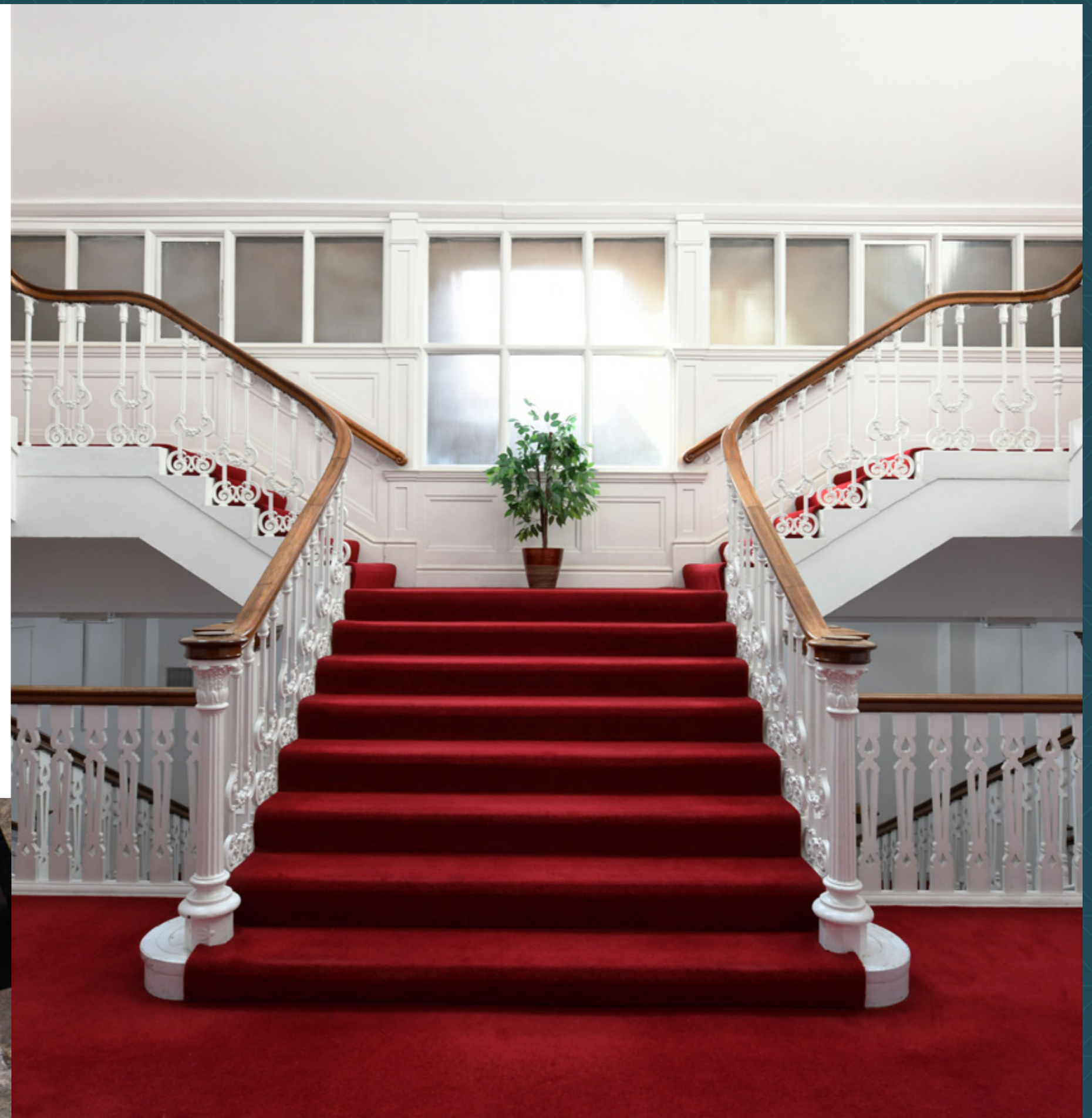




## DESCRIPTION

The Freehold property comprises an end-terraced corner fronted, five storey (plus basement) building. The elevations are of brickwork construction with a terracotta facade to the upper floors (visible from St George's Road) set beneath a series of pitched and hipped tiled roofs partly set behind a series of parapets. Aluminium glazed windows are installed to the ground floor with uPVC double glazed windows and Velux roof lights installed to the upper floors.

Internally the property provides 21 no. office suites over all five floors with a kitchen/café to the ground floor. Ground floor units 2/3 benefit from their own dedicated access from Higher Bridge Street. The specification generally comprises of carpeted flooring with painted plastered walls and ceilings incorporating surface mounted strip lighting. Male and female WC's are situated on each floor with the suites either benefitting from their own kitchenette or a communal kitchen. Access to the accommodation is via a shared reception area with a communal stairwell and lift providing access to each floor. A DDA lift is provided at ground floor level.





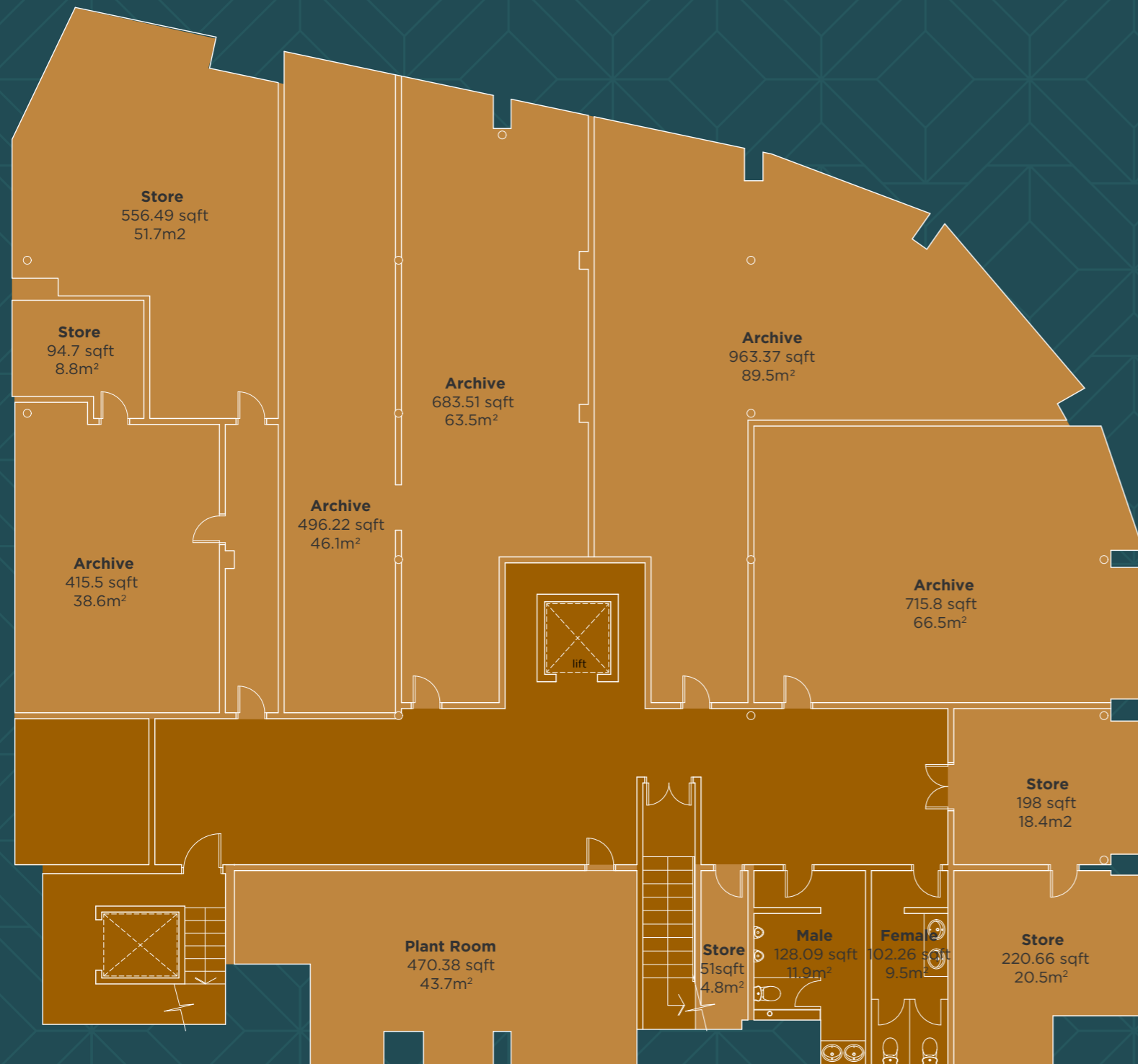
# ACCOMMODATION

On a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice (6th Edition) the property provides the following:



AREA	FLOOR	OCCUPIER	FLOOR AREA (SQ. FT.)
Storage	Basement	N/A	3,958
Suite 1	Ground	Vacant	268
Suite 2	Ground	Ingeus	1,926
Suite 3	Ground	Ingeus	358
Café	Ground	Café de Casa	500
Suite 1	First	Vacant	494
Suite 2	First	Ego Restaurants	884
Suite 3	First	Bereldexter	1,184
Suite 4	First	Plan It Tax	1,550
Suite 3	Second	Renea Cosmetics Ltd	505
Suite 2	Second	Kaltz Ltd	1,000
Suite 1a	Second	ThinkEQ	1,535
Suite 1b	Second	Sapphire Partnership Group	1,113
Suite 1	Third	Insolvency Experts Ltd	1,805
Suite 2	Third	Vacant	820
Business Centre Suite 1 / Meeting Room	Third	-	258
Business Centre Suite 2	Third	Vital Pet Group Lts	506
Business Centre Suite 3	Third	Metrotech Solutions Ltd	290
Business Centre Suite 4	Third	Vacant	205
Business Centre Suite 5	Third	TADD Ltd	183
Business Centre Suite 2	Third	Ascenti Physio	210
Suite 1	Fourth	Scope International UK Ltd	1,044
Suite 2	Fourth	Brown & Bancroft	2,100
		<b>TOTAL</b>	<b>22,686</b>

# FLOOR PLANS



**BASEMENT FLOOR**



**GROUND FLOOR**

# FLOOR PLANS



FIRST FLOOR

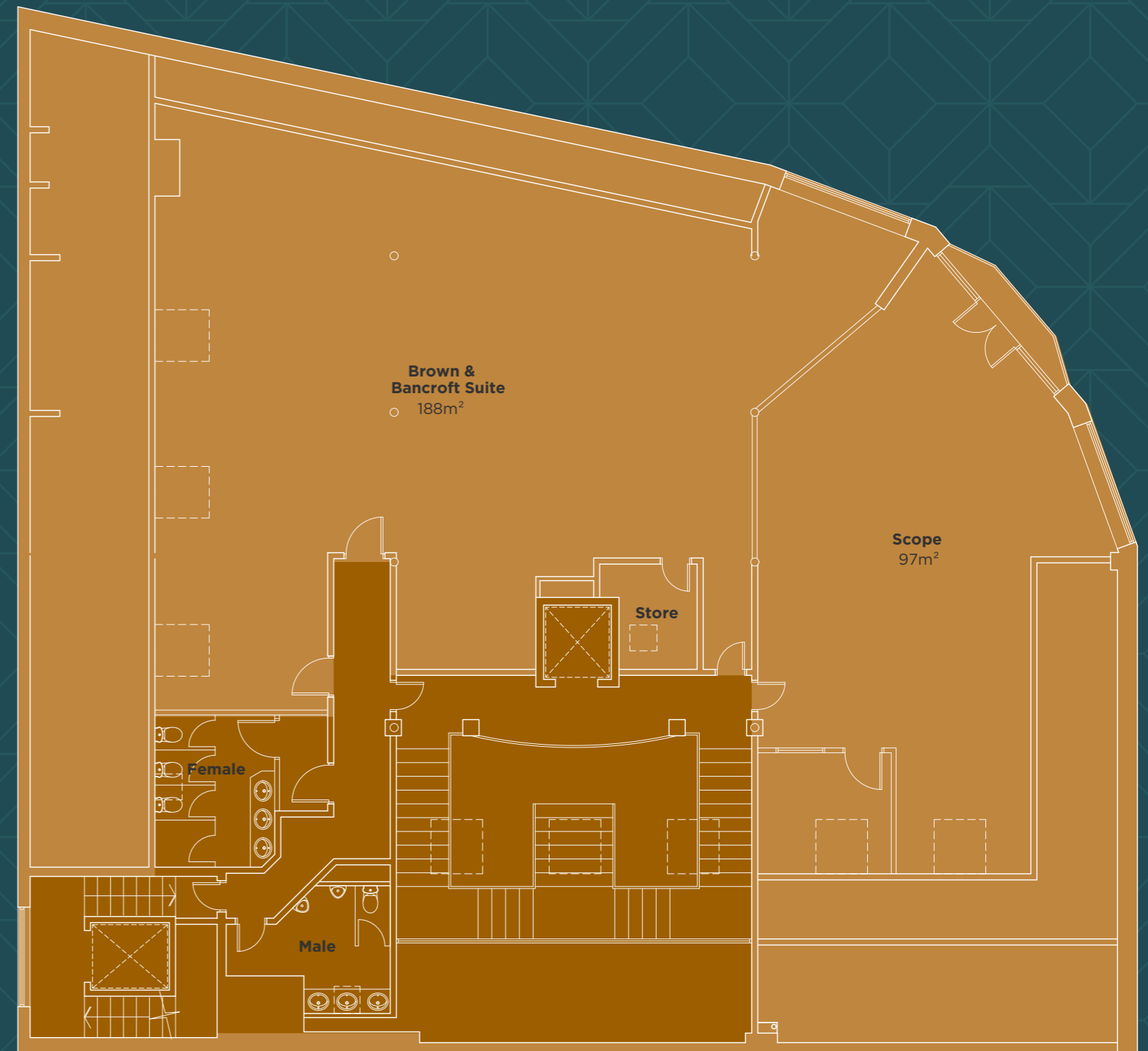


SECOND FLOOR

# FLOOR PLANS



THIRD FLOOR



FOURTH FLOOR

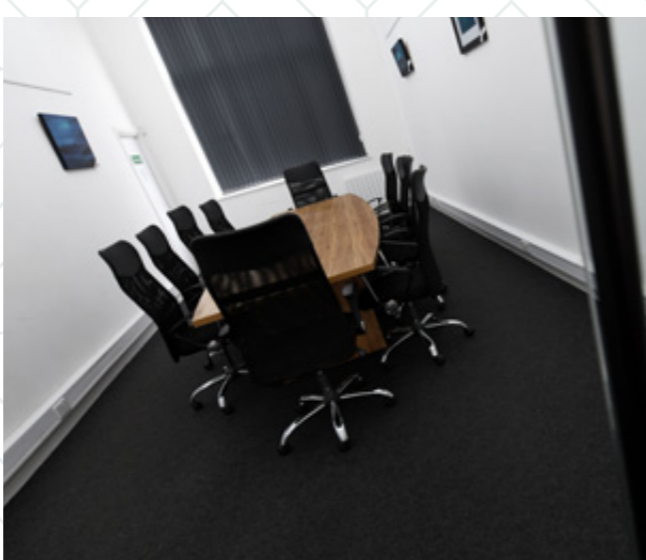


# TENANCY SCHEDULE

Floor	Unit	Tenant	Rent pa (gross)	Rent pa (net)	Lease Start	Lease Expiry	Break	Rent Review
Ground	Suite 1	Vacant	-	£2,451	(12 Rent Guarantee)	-	-	-
Ground	Suite 2	Ingeus	£31,889	£20,333	31/03/2022	31/12/2025	Annual	-
Ground	Suite 3	Ingeus	£10,740	£7,160	31/03/2022	31/12/2025	-	-
Ground	Café	Café de Casa	£7,800	£3,000	01/03/2023	28/02/2026	-	-
First	Suite 1	Vacant	-	£4,693	(12 Rent Guarantee)	-	-	-
First	Suite 2	Ego Restaurants	£20,640	£9,700	09/09/2021	08/09/2027	-	-
First	Suite 3	Bereldexter	£18,420	£9,293	01/05/2022	30/04/2027	2 year anniversary - then annually	-
First	Suite 4	Plan It tax	£20,663	£10,243	01/05/2022	30/04/2027	2 year anniversary - then annually	-
Second	Suite 3	Renea Cosmetics Ltd	£8,570	£4,142	01/02/2022	31/01/2025	-	-
Second	Suite 2	Kaltz Ltd	£15,500	£9,500	01/08/2023	31/07/2026	31/07/2025	-
Second	Suite 1a	Think EQ	£23,793	£12,287	01/10/2023	30/09/2026	-	-
Second	Suite 1b	Sapphire Partnership Group	£18,452	£8,673	01/01/2024	31/12/2026	Annual	-
Third	Suite 1	Insolvency Experts Ltd	£34,860	£15,104	01/04/2023	31/03/2024	-	-
Third	Suite 2	Vacant	-	£7,790	(12 Rent Guarantee)	-	-	-
Third	Suite 1 / Meeting Room (BC)	Void	-	-	-	-	-	-
Third	Suite 2	Vital Pet Group	£14,168	£6,957	01/08/2023	31/07/2024	-	-
Third	Suite 3	Metrotech Solutions Limited	£6,600	£2,755	01/05/2023	30/04/2024	-	-
Third	Suite 4	Vacant	-	£2,563	(12 Rent Guarantee)	-	-	-
Third	Suite 5	TADD Ltd	£3,960	£1,793	11/04/2023	10/04/2024	-	-
Third	Suite 6	Ascenti Physio	£5,184	£1,995	25/05/2023	23/05/2024	-	-
Fourth	Suite 1	Scope International UK Ltd	£16,664	£10,400	01/11/2023	31/10/2028	-	-
Fourth	Suite 2	Brown & Bancroft	£32,550	£19,950	01/11/2019	31/10/2024	31/12/2021	31/12/2021
<b>TOTAL</b>			<b>£319,631</b>	<b>£170,727</b>				



# GALLERY





# GALLERY





# FURTHER INFORMATION

## TENURE

Freehold.

## BUSINESS RATES

Parties are to make their own enquiries via:  
[www.gov.uk/find-business-rate](http://www.gov.uk/find-business-rate)

## SERVICE CHARGE

Full service charge information can be provided on request.

## EPC

The EPC ratings for the property is D. EPC certificates are available upon request.

## AML

In accordance with Anti Money Laundering Regulations, the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

## PRICE

We are seeking offers in the region of **£1,600,000 (one million six hundred thousand pounds)** for our clients interest. Subject to Contract.



## CONTACT

For more information, please contact the agents:

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