



To Let

Prominent Head Quarter Office & Showroom

4,958 SQ FT (460.6 SQ M)

📍 ORLANDO HOUSE, 67 MANCHESTER ROAD, BOLTON, BL2 1ES

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Head Quarter office and showroom premises
- Mix of open-plan and private/cellular accommodation
- Building arranged over basement, ground, first and loft levels
- On-site parking for approximately 15 vehicles
- Close proximity to Bolton Bus & Train Station
- Easy access to the A666 St Peters Way and National Motorway Network
- Walking distance from many local amenities
- Situated on public transport route
- New lease on Tenant's Full Repairing and Insuring terms to be agreed
- £45,000 per annum exclusive
- Available May 2024



LOCATION

The subject property is located prominently fronting the A579 Manchester Road, at its junction with Henry Street. Access to the property is gained via both Manchester Road and Henry Street, which is accessible from the traffic light junction linking Orlando Street, Manchester Road and Henry Street.

Manchester Road provides easy access to the A666 St Peter's Way, which is the main arterial route into Bolton and linking with the National Motorway Network. Bolton Railway Station is located approximately 0.75 miles to the west of the property, providing direct access to Manchester City Centre.

Manchester Road is an established commercial location, with a number of national occupiers in close proximity, including McDonald's, Costa Coffee, B&M Bargains, Starbucks, Halfords, Lidl, Asda and Aldi. Other nearby occupiers include Screwfix, Edmundson Electrical, Tool Station and Halfords.

DESCRIPTION

The property comprises a substantial and very prominent end of terraced office and showroom premises of traditional masonry construction, set beneath a pitched and slated roof covering.

At the rear of the property there is an extensive brick and concrete constructed outrigger which is formed beneath a flat rubberised roof covering. The rear element incorporates dual aspect, upvc windows, providing superb natural daylight.

The front part of the premises are arranged over basement, ground, first and attic levels and provides for well presented and spacious office and showroom accommodation. The basement accommodation is extensive and presents excellent dry storage opportunities, together with access to the gas boiler and utility meters. Further storage facilities are available in the loft space, which is presently accessed via a manual pull-down ladder, however may suit conversion to additional offices/accommodation, subject to gaining the relevant consents.

The rear outrigger accommodation provides for superb open-plan offices, which are capable of being accessed both internally from the first floor of the front building, or externally via a steel staircase.

In addition, there are two further private offices/meeting rooms, plus a WC and kitchenette facility. The property is heated via wall mounted panel radiators and all windows are upvc double glazed.

Externally, the site extends to approximately 0.136 acres and is capable of accommodation car parking for up to 15 vehicles, with parking areas at both the front and rear of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	111.48	1,200
First Floor	202.15	2,176
Basement	91.13	981
Attic	55.83	601
Total	460.6	4,958

***plus private car parking for up to 15 vehicles**

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property is subject to two Rateable Value Assessments, with effect from 1st April 2023, as follows: -

67 Manchester Road, Bolton, BL2 1ES - £16,750

1 St Flr R/o 67, Manchester Road, Bolton, BL2 1ES - £8,500

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

RENTAL

Available May 2024. The rent is £45,000 per annum exclusive (may split to suit smaller requirements - Rent on Application).

VAT

VAT is not applicable.

EPC

The property has an current Energy Efficiency Rating of D(82). The certificate is valid until 9th April 2029. A full copy of the Report is available upon request.

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82 **D**

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

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