

To Let/
May Sell



Two Storey Self-Contained Office Premises - May Suit a Range of Uses

1,030 SQ FT (95.69 SQ M)

📍 5 MASON STREET, HORWICH, BOLTON, BL6 5QP

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent self-contained office building
- Presented to an excellent standard throughout
- Located on the fringes of Horwich Town Centre, close to many amenities including shops, cafes, restaurants, etc
- Ample on street and town centre car parking in close proximity
- May suit a range of uses
- Superb boardroom/training/offices/storage facility at ground floor level
- WC and kitchen facilities on both ground and first floors
- Shower facility at first floor
- Potential to sub-divide accommodation with side entrance door
- 100% Business Rates Relief for qualifying occupiers
- CCTV and security alarm
- New Lease - £15,000 per annum exclusive
- May Sell - Price on Application



LOCATION

The property is located prominently fronting Mason Street, close to its Junction with Chorley New Road (A673) and Winter Hey Lane and opposite Aldi & Iceland Foodstores. The property is located at the side of traffic lights at a busy junction and therefore easily seen to give an excellent presence in the local area. Situated on the fringes of Horwich Town Centre, the property benefits from its close proximity to a number of amenities, including shops, cafes, restaurants and free BMBC car parking (unrestricted), together with other ample on-street parking in the immediate vicinity.

Middlebrook Retail Park is located approximately 2 miles south east, as is Junction 6 of the M61 Motorway, providing access to the National Motorway Network.

DESCRIPTION

The building comprises a pavement fronted, part two storey, part single storey, end of a terraced property. The property is of traditional masonry construction with rendered elevations, set beneath a mono-pitched roof covering to the two storey element and pitched roof to the rear single storey extension.

Internally, the accommodation is arranged over ground and first floors and is presented to an excellent standard throughout, to include upvc double glazing and gas central heating. At ground floor level, the property has a spacious reception area, amenity section, including single WC and modern kitchenette, together with an impressive training room/boardroom/offices/storage facility at the rear.

Access to the first-floor accommodation is gained via an internal staircase. There is a separate external access/exit situated upon the right-hand elevation of the property, giving potential to sub-divide the accommodation. The first-floor accommodation comprises 2 spacious offices, a single WC and a modern shower facility, together with kitchen/tea-point. The sub-dividing wall at first floor is partitioned, which could potentially be removed to provide for further open plan accommodation, if so required by the occupier.

The Landlord also owns the adjacent property, which may, if required, be utilised for any business expansion in the future.

Externally, there is a small yard/bin-store area to the rear, with rights of passage for the adjacent occupier.

The property benefits from CCTV and intruder alarm.

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	65.4	704
First Floor	30.29	326
Total	95.69	1,030

*excludes shower/WC facilities

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.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a minimum term of 3 to 5 years.

RENTAL

£15,000 per annum exclusive.

SALE PRICE

Our client may consider a sale of the property, although the preference is to retain a let. Price on Application.

USE

E-Class (Commercial, Business & Service), including shops, offices, cafe, restaurant, etc.

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 has a Rateable Value of £7,300, with effect from 1st April 2023. 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 £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

EPC

The property has an current Energy Efficiency Rating of D(86). The certificate is valid until 7th May 2033. A full copy of the Report is available upon request.

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D

86 D

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

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

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