

To Let



Attractive Town Centre Office Building

3,780 SQ FT (351.16 SQ M)

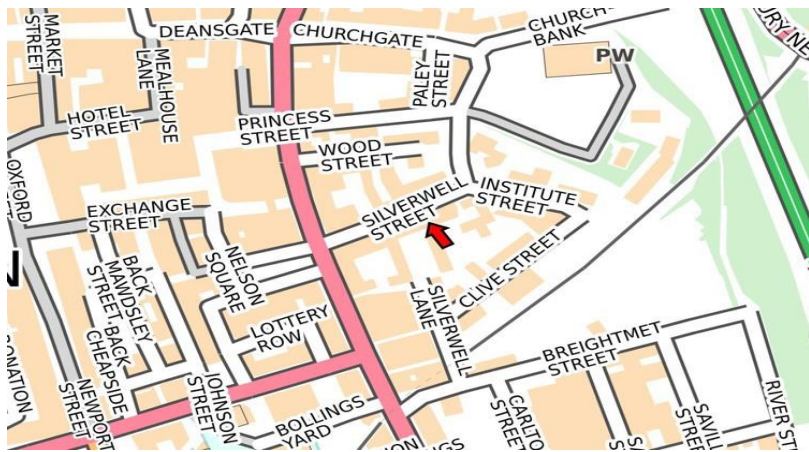
📍 21-23 SILVERWELL STREET, BOLTON, BL1 1PR

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Turner Westwell
Commercial Agents

KEY FEATURES

- Attractive Grade II Listed office building
- Situated in a well regarded professional office district in Bolton Town Centre
- Retains many original features and would suit owner occupier office
- Walking distance of Bolton Interchange (Bus/Train Station) and Bolton University
- Close to many proposed town centre regeneration projects
- Accommodation arranged over ground and first floors
- Impressive open plan first floor accommodation
- Gas fired central heating
- Basement storage/archive stores
- Close to all town centre amenities, including a number of contract car parking sites
- Easy access to National Motorway Network via A666 St Peter's Way
- Available on a new 3-5 year lease term
- £22,500 per annum exclusive



LOCATION

Located on Silverwell Street in the heart of Bolton Town Centre. Silverwell Street itself is an attractive Conservation Area and one of Bolton's most historic streets, originally providing housing for the town's merchants and professional classes. Access to Silverwell Street is gained from Bradshawgate (A575) and nearby occupiers include professionals such as Architects, Dentists and Solicitors. The A666 St Peter's Way is located less than 0.25 miles from the property, providing immediate transport links to the National Motorway Network and other suburbs of Bolton.

DESCRIPTION

The subject property comprises an attractive, Grade II Listed, two storey, mid-terraced office building. Silverwell Street is a densely developed street, designed in the late 18th and early 19th century, to originally provide housing for the town's merchant and professional classes.

The property is constructed of traditional red brick with a slated roof covering above. The building retains many original features, including vertically sliding sash windows and feature entrance door.

Internally, the accommodation is arranged over ground and first floors and provides a mixture of cellular and impressive open-plan offices and meeting rooms, together with basement stores.

The first floor in particular provides for excellent, open plan accommodation with feature roof lights, providing superb natural daylight. The ground floor benefits from waiting area and reception, together with boardroom facility.

To the rear of the property there are well presented separate male and kitchen facilities, together with modern staff kitchen.

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	113.62	1,223
First Floor	186.91	2,012
Basement	50.63	545
Total	351.16	3,780

LEASE TERMS

Available on a new Full Repairing & Insuring lease for a term of 3-5 years.

RENTAL

The rental is £22,500 per annum, exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £32,500, 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 £.

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.



PLANNING

Class E - Offices.

LEGAL COSTS

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

EPC

Not Applicable - Grade II Listed Exemption.

VIEWINGS

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

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