

To Let  
All Inclusive Rental Package



# Spacious First Floor Office Suite

474 SQ FT (44.07 SQ M)

📍 SUITE 3, 96 CHORLEY NEW ROAD, BOLTON, BL1 4DH

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Well proportioned first floor office suite (unfurnished)
- All inclusive rental package available - cost certainty for Tenant
- Located in a prestigious professional office location
- Within walking distance of Bolton School
- Positioned on one of Bolton's main arterial routes with convenient transport links
- Minimum lease term of 12 months
- Immediate occupation available
- Secure property with alarm and CCTV
- 100% Business Rates relief for qualifying occupiers
- Suitable for Accountant, Solicitor, Architect, Therapy Room and other uses
- Car parking to rear and on-street
- £9,540 per annum/£795 per calendar month exclusive



## LOCATION

The property occupies a prominent corner position, fronting onto the A673 Chorley New Road, at its junction with Westwood Road. Chorley New Road is a professional office location, which includes a number of Solicitors, Accountants and other professional office users. There are convenient transport links to the National Motorway Network via the A666 St Peters Way and also junctions 5 & 6 of the M61 motorway.

Bolton School is directly opposite being within a short walk and the property lies on a busy public transport route.

## DESCRIPTION

The subject property comprises a period, two storey semi-detached property of traditional masonry construction, set beneath a pitched and slated roof covering.

Internally, the available accommodation comprises a first floor office suite (unfurnished) totalling 44.07 sq m (474 sq ft). The suite has 2 x private offices, including what could be used as a private boardroom facility.

The accommodation benefits from a shared kitchenette, plus shared separate male and female WC facilities.

There is a car park at the rear used in common by Tenants on a first come, first served basis. In addition, there is ample on-street parking adjacent to 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
Suite 3 - First Floor	44.07	474

\*excludes area for shared kitchen

## SERVICES

The mains services connected to the property include water 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. All utility costs are included within the rental.

## LEASE TERMS

Available by way of a Licence Agreement for a minimum term of 12 months.

## RENTAL

£9,540 per annum/£795 per calendar month exclusive.

The rental includes all utility costs, but excludes Business Rates (see below), internet and telephone connection (Tenants are to organise themselves).

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,000, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 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 (Bolton Council).

## USE

E-Class (Offices).

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of C(74). The certificate is valid until 2nd March 2032. A full copy of the Report is available upon request.

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74 C

## VIEWINGS

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

**Daniel Westwell** | Joint Managing Director

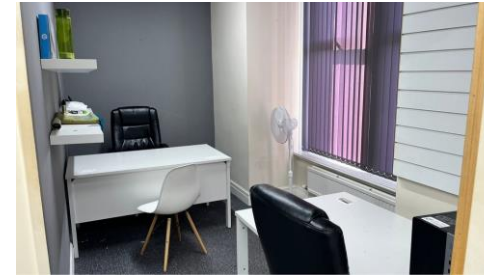
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**TURNER WESTWELL LIMITED** is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.