

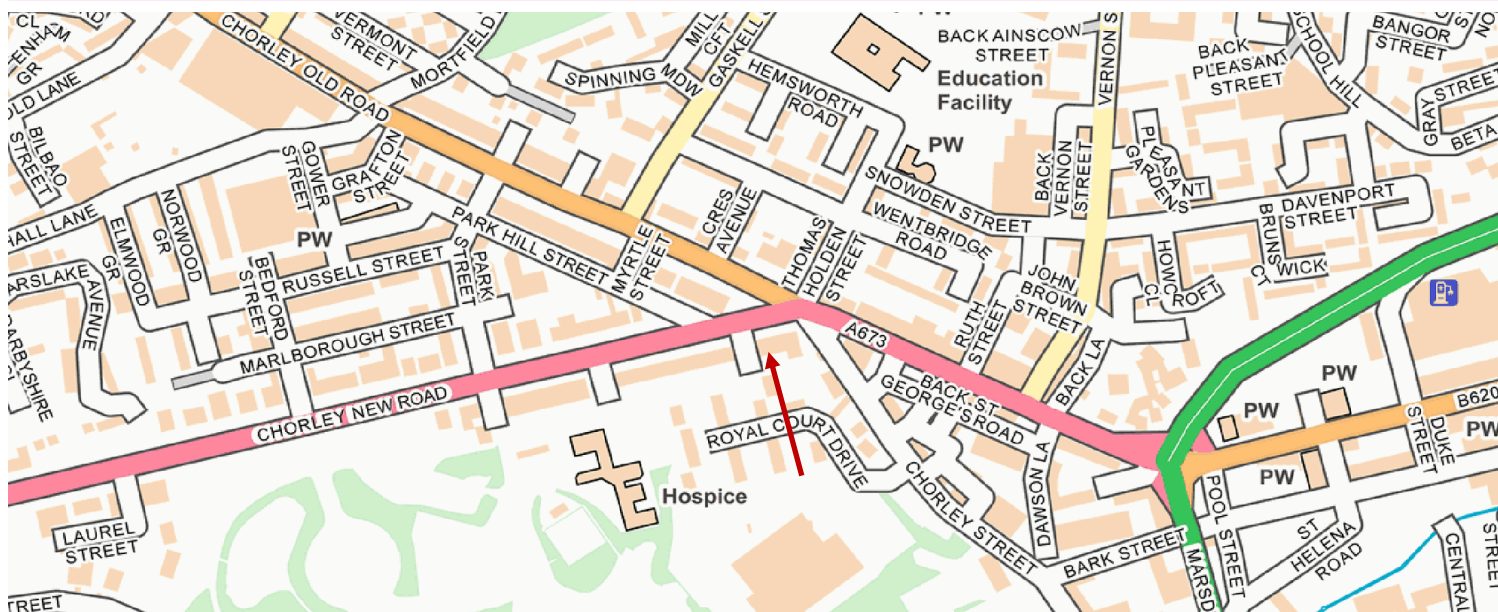


STUNNING PERIOD MULTI LET OFFICE INVESTMENT **239.0 SQ M (2,573 SQ FT)**

FOR SALE

7 CHORLEY NEW ROAD
BOLTON
BL1 4QR

- ◆ Refurbished period office accommodation
- ◆ High quality fit out in prestigious location
- ◆ Income producing £50,100 per annum (Gross) with potential to increase to £68,100 per annum (Gross), when fully let
- ◆ 2 vacant suites marketed with Lamb and Swift
- ◆ Flexible lease terms
- ◆ LED lighting and networked throughout



LOCATION

The subject property is located in a prominent position fronting Chorley New Road at its junction with Chorley Old Road, St Georges Road and Chorley Street.

This is a prestigious office location with nearby occupiers including professional practices such as accountants, architects, solicitors, surveyors and physiotherapists. In addition, David Lloyd Leisure Centre and Bolton Town Centre are within a short walking distance of the property, which lies on a busy public transport route.

DESCRIPTION

The subject property comprises a substantial period mid-terrace property of traditional construction, with an outrigger to the rear, set beneath a pitched and slated roof covering.

The premises have undergone an extensive internal and external refurbishment programme, and as such the accommodation is presented to an excellent standard throughout, providing for modern yet characterful office workspace arranged over 4 floors consisting of 8 individual suites. The property benefits from a concrete rear yard, providing for approximately 4 parking spaces (double parked).

ACCOMMODATION

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

	SQ M	SQ FT
Ground Floor	59.6	642
First Floor	61.2	659
Second Floor	39.0	420
Basement:	79.2	852
TOTAL	239.00	2,573

TENURE

Freehold under Title No: LA99078.

VAT

VAT is not applicable.

TENANCIES

Tenancy Schedule can be made available upon request. Income producing £50,100 per annum (Gross), with potential to increase to £68,100 per annum (Gross), when fully let.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

SALE PRICE

Offers in the Region of £500,000.

RATES

Each suite is individually rated and the Tenants are responsible for the payment of Business Rates attributable to the individual suites.

Office 1 = £3,250
 Office 2 = £2,300
 Office 3 = £920
 Office 5 = £2,300
 Office 6 = £1,850
 Office 7 = £2,325
 Office 8 = £1,575
 Office 9 = £2,275
 Basement = £1,925

All suites fall under the threshold for 100% exemption, subject to Tenants qualifying for Small Business Rates Relief. Tenants are advised to liaise directly with the Local Rating Authority in this respect.

SERVICES

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

EPC

Rating "E", a full copy of the Report can be made available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.
 Contact: Nathan Broughton or Daniel Westwell
 Telephone: 01204 522 275
 Email: nbroughton@lambandswift.com or dwestwell@lambandswift.com
 Website: www.lambandswift.com



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