

TO LET

OFFICE

49.00 SQ M (527 SQ FT)

Lamb & Swift
Commercial Property

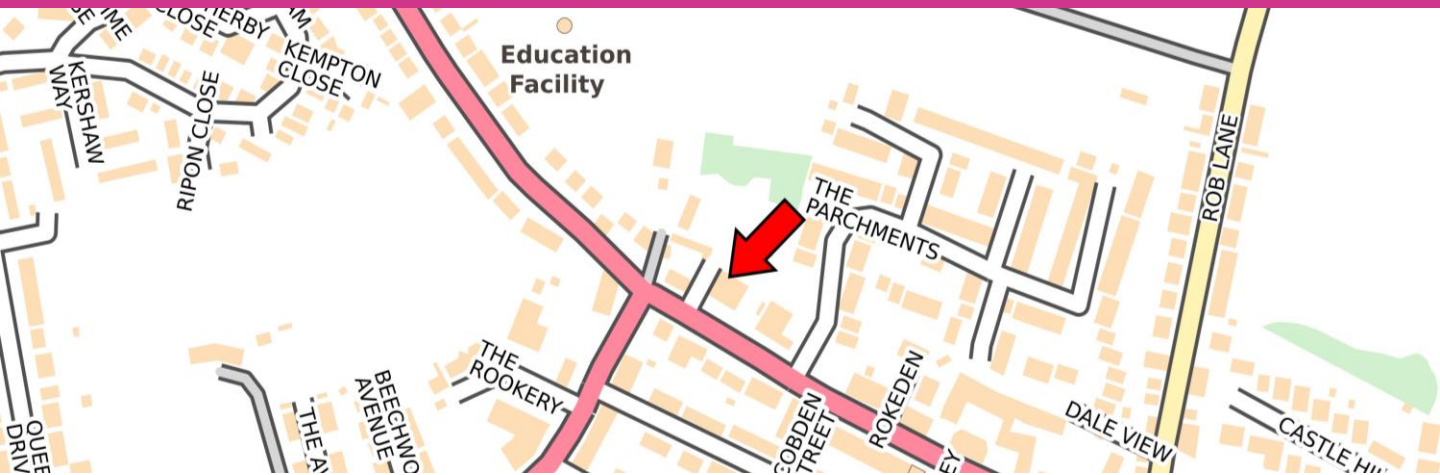
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THE ELMS
152B HIGH STREET
NEWTON-LE-WILLOWS
WA12 9SG

£10,500
Per annum

- Ground Floor office premises
- Situated just off the thriving Newton High Street
- Larger suite available at 152A High Street, please see separate listing
- On-site parking with potential for additional spaces if required



LOCATION

The property is located in the heart of Newton-le-Willows, just off the High Street at its western end, close to the mini-roundabout junction with the A49 Ashton Road and the A572 Crow Lane East.

The tarmacadamed access road from High Street is shared with the neighbouring social club and leads to a car park.

Newton High Street is a popular location, and comprises predominantly commercial properties, with a mixture of retail uses, restaurants, drinking establishments and other amenities such as a doctor's surgery and pharmacy.

DESCRIPTION

The property comprises an office building currently divided into two separate suites finished to a high standard.

152B High Street comprises two office rooms, kitchen, store and WC all located across the ground floor with its own designated access.

152A High Street is a larger suite (78.00 sq m/840 sq ft), located to the ground and first floor which is also available. There is a separate listing for this property on our website.

Externally there is an allocated car parking space and potential for additional parking by way of separate negotiation.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	49.00	527

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £10,500 per annum.

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.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £4,950 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: D (92).

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.

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Contact: Josh Morgan

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Lamb & Swift Commercial

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