

# TO LET

Lamb & Swift  
Commercial Property

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**SUPERB OPEN PLAN OFFICES WITH PARKING**

**FROM 162.50 SQ M (1,749 SQ FT) TO 325.00 SQ M (3,498 SQ FT)**



**CAPITOL HOUSE  
FIRST FLOOR  
51 CHURCHGATE  
BOLTON  
BL1 1LY**

**£17,500  
per annum**

- High quality office accommodation – recently refurbished and available immediately
- Contemporary offices with high quality finishes & self-contained facilities
- Flexible and adaptable floor plate (see attached floor plans)
- Nearby many amenities and opposite Bolton Parish Church
- LED lighting
- Electric wall heaters
- Intercom
- Passenger lift servicing all floors
- Located in an attractive Conservation area adjacent to Spa Medica
- Ample low cost pay and display parking in immediate vicinity
- £17,500 per annum exclusive
- Private car parking – 5 spaces with first floor suite

**INCENTIVES:-**

The following incentives are available (subject to tenant status)

- IF A 3 YEAR LEASE IS TAKEN – 3 MONTHS RENT FREE
- IF A 5 YEAR LEASE IS TAKEN – 6 MONTHS RENT FREE



### LOCATION

The property is situated on Churchgate, Bolton in a mixed-use retail and office location, on the fringes of Bolton Town Centre. This area of Bolton lies within a Conservation Area and close to the Parish Church. Churchgate provides direct access to Bradshawgate (A576) and Manchester Road (A576) which links to St Peter's Way (A666), facilitating access to junction 2 of the M61 Motorway, situated approximately 1.5 miles from the property.

### DESCRIPTION

Capitol House comprises a substantial four-storey office building of concrete and brick construction, set beneath a flat roof covering in two sections.

The accommodation has, in recent years, undergone a comprehensive refurbishment programme to provide for excellent quality contemporary office space with well appointed communal access. The offices are open plan in layout and offer flexible work-space and benefit from a high ratio of car parking (5 x spaces available).

Other occupiers within Capitol House include a Solicitors, Recruitment Agency and Watch Refurbishment Specialist.

See attached floor-plan.

### SPECIFICATION

- \* Modern suspended ceiling
- \* Perimeter trunking
- \* High quality LED office lighting
- \* Passenger lift servicing all floors
- \* Wall mounted electric panel heaters
- \* Contract quality carpet tiles
- \* 5 spaces allocated
- \* Cabled and networked - "Plug in and Play"

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
First Floor	162.50	1,749

### LEASE TERMS

Available by way of a new Effective Tenants Full Repairing and insuring lease for a term of years to be agreed, between 2-5 years.

### RENTAL

First Floor: £17,500 per annum exclusive

Rent Free periods available, subject to Tenant status.

### SERVICE CHARGE

A service charge will be levied to cover the cost of the following items:-

- External repairs and maintenance
- Window cleaning
- Maintenance and repair
- Cleaning of common areas
- Maintenance of passenger lift
- Gritting access and car park in winter
- Professional Property Management

The service charge for 2024 is £3.50 per sq ft.

### VAT

VAT is applicable at the prevailing rate.

### BUSINESS RATES

We advise potential purchasers make their own enquiries into the various Rate Assessments associated with the property, direct with the Valuation Office Agency.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### SERVICES

The mains services connected to the property to include water, 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

An EPC has been commissioned and 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.

Telephone: 01204 522275

Contact: Josh Morgan

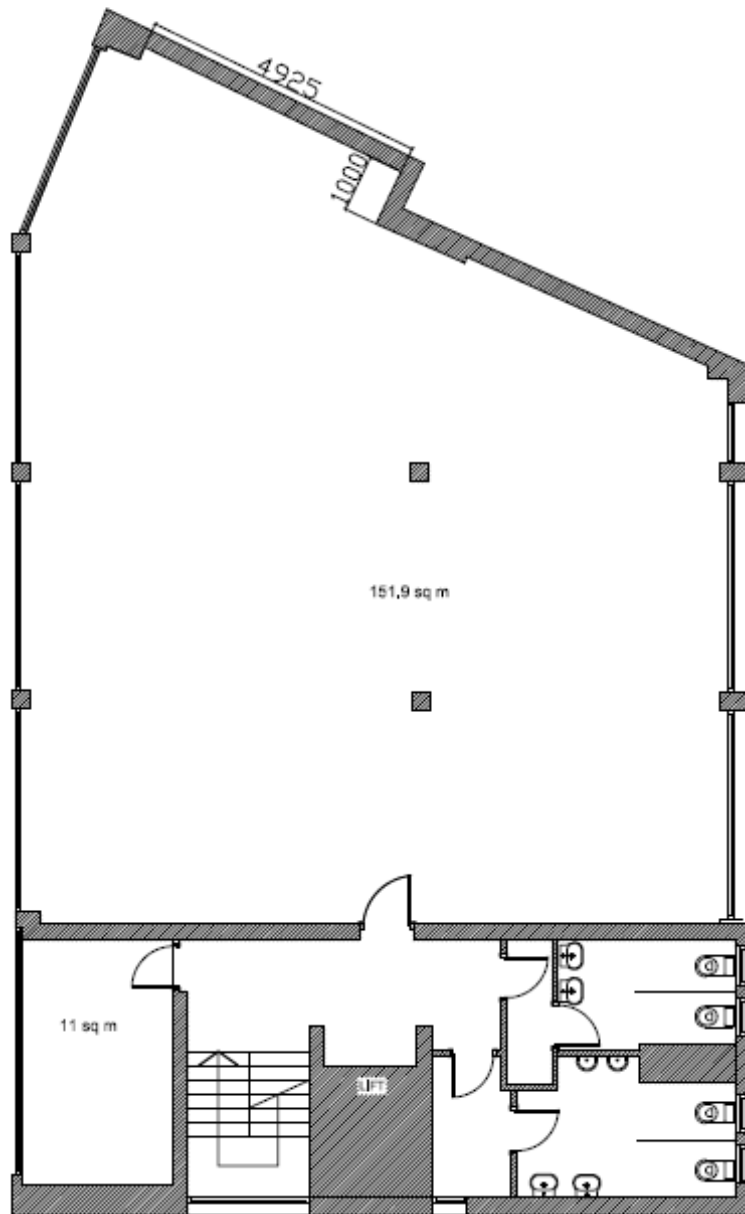
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