

TO LET

TOWN CENTRE RETAIL/OFFICE UNIT

69.50 SQ M (748 SQ FT)

Lamb & Swift
Commercial Property

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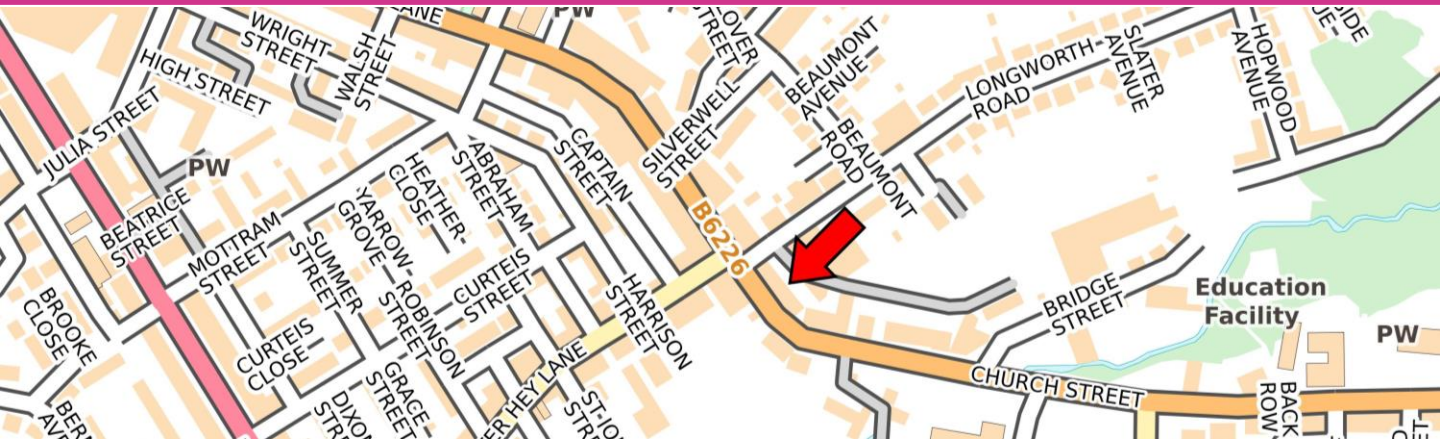
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**17 LEE LANE
HORWICH
BOLTON
BL6 7BP**

£12,000
Per annum
exclusive

- Mid-terraced office/retail unit
- Prominently located property fronting Lee Lane
- Popular Town Centre location
- Close to many local amenities including Horwich Leisure Centre
- 3 parking spaces at rear
- £12,000 per annum exclusive



LOCATION

The property is situated fronting Lee Lane, Horwich within the town centre boundary. Horwich is a satellite town approximately 4 miles West of Bolton but which is growing quickly, including the provision of a further 1,800 houses being built on the former Horwich Loco Works which has now just received planning and will be developed over the next 10 years.

There are a mixture of uses within Horwich town centre which includes banks, Post Office, Sainsbury's, Co-op Supermarket and other independent traders.

We attach as an Appendix to this Report a location plan and site plan indicating the subject property as inspected.

DESCRIPTION

The subject property comprises a two-storey mid terraced property of traditional masonry construction, set beneath a pitched and slated roof covering, benefitting from a two-storey outrigger to the rear. The front elevation has received a render finish.

Internally, the property at ground floor provides for an open plan office area, with staff kitchenette facility and WC located within the outrigger. There is under stairs storage. There is a carpeted staircase providing access to the first floor, situated to the right-hand side of the ground floor area, leading to further office accommodation, comprising of two reasonable sized cellular offices, one of which is used as a meeting room, as well as a WC and second kitchen facility.

The property benefits from UPVC double glazed window units, as well as a powder coated aluminium single display window, incorporating a single pedestrian doorway. The property is heated throughout by way of a gas central heating system.

The specification is good throughout comprising of a timber floor surface at ground floor level, along with plaster painted walls and a suspended ceiling, incorporating LED tiled lighting.

At first floor level, the offices are of a similar specification to that of the ground floor, but incorporate carpeted floor finishes.

Externally, to the rear there is a rear yard area which provides for 3 allocated parking spaces.

The premises would suit a professional office or financial services type occupier or perhaps physiotherapist/aesthetics clinic or similar.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	34.61	373
First Floor	34.89	375
TOTAL	69.50	748

LEASE TERMS & RENTAL

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

The rental is £12,000 per annum. All rents quoted are exclusive of VAT, Business Rates, Insurance and Utilities.

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 £4,200.

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.

EPC

The property has an EPC rating of E valid until 12th March 2033.

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: Nick Swift

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