

# TO LET

**TOWN CENTRE FIRST FLOOR STUDIO  
OFFICE SUITE**  
**39.97 SQ M (430 SQ FT)**

**Lamb & Swift**  
Commercial Property

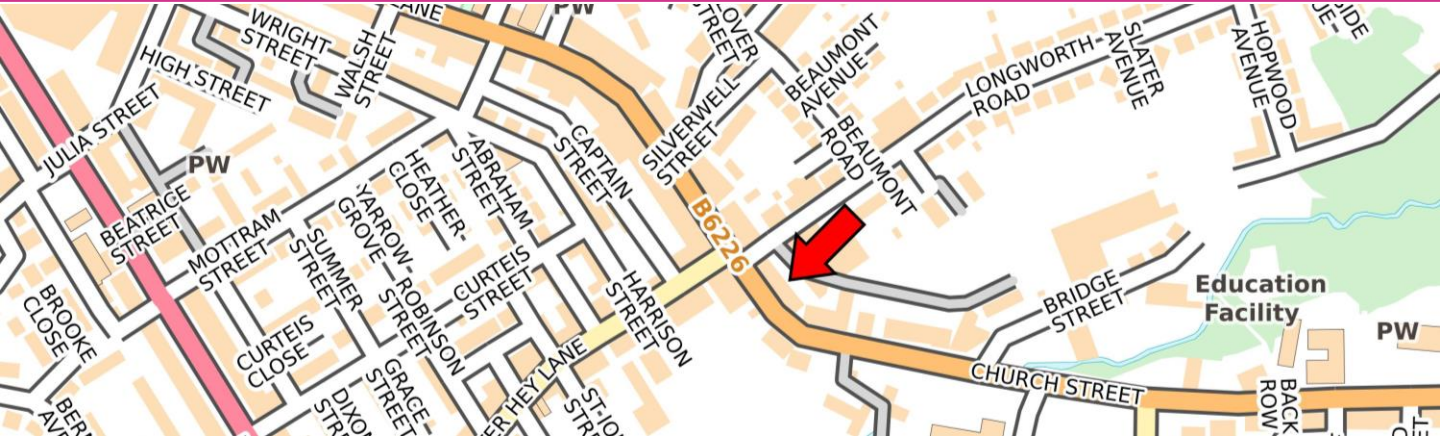
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**19A LEE LANE  
HORWICH  
BOLTON  
BL6 7BP**

**£6,500**  
**Per annum**

- Mid-terraced first floor studio office suite
- Prominently located property fronting Lee Lane
- Self contained access from the rear
- Popular Town Centre location
- Close to many local amenities including Horwich Leisure Centre
- 1 parking space at rear
- £6,500 per annum



### 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

A two storey, mid terraced commercial property.

The property has a mixture of solid stone elevations although the front elevation has recently been reconstructed in cavity brick and partly rendered at first floor. The roof is pitched slated with a stone chimney stack and slate ridge tiles. The small extension to the rear is constructed of cavity brick work under a flat felted roof.

Internally, the available accommodation is arranged over first floor. The first floor comprises a superb studio office with self-contained staff facilities.

The accommodation is modern and well presented throughout and would suit a range of occupiers ie., Accountant, IT, Architect etc.,.

Access is gained at the rear via a steel external staircase.

At the rear of the premises there is private parking for 1 vehicle.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office	39.97	430

### LEASE TERMS & RENTAL

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

The rental is £6,500 per annum.

The rental quoted is exclusive of VAT, Business Rates, Insurance and Utilities.

### 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.

### 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 £3,650.

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 D valid until 12<sup>th</sup> 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: Andrew Kerr

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