TO LET TOWN CENTRE FIRST FLOOR STUDIO OFFICE SUITE

Lamb & Swift

01204 522 275 | lambandswift.com



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

Lamb & Swift **Commercial Property**

01204 522 275 | Iambandswift.com



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 12th March 2033.

LEGAL COSTS

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

Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com

VIEWING Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift Email: nswift@lambandswift.com

Contact: Lois Sutton Email: lsutton@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ











that a] The particular & Swift Commercial for themselves and for the vendors or lossers of this property whose agents they are give notice that al They filmensions, reference to conflition and necessary permissions for use and occupation and other details are given without responsible each of them, c1 no persons in the employment of Messes Lamb & Swift Commercial has any authority to make or give any represented of them c1 no persons in the employment of Messes Lamb & Swift Commercial has any authority to make or give any represented of them c2 no persons in the employment of Messes Lamb & Swift Commercial has any authority to make or give any represented of the case of the cas Lamb & Swift Co o not constitute nor constitute part of an offer of contract, b] All fact but must satisfy themselves by inspection or otherwise as to the

Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com



Important Notice Messes 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 guidant descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without reponsibility and any intending purchaser or tenants should not rely o 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. or the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All uld not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the