

# TO LET

RECENTLY REFURBISHED

FIRST FLOOR OFFICE

59 SQ M (635 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**293A DARWEN ROAD  
BROMLEY CROSS  
BOLTON  
BL7 9BT**

**£6,000**  
Per annum  
**(£500<sub>pcm</sub>)**

- Recently refurbished first floor office with wide entrance hall and staircase, heated, carpeted and alarmed
- New comfort cooling/ heating electrics, kitchen and floor coverings
- 24 data/telephone points in 2 offices via perimeter trunking
- Located in the heart of Bromley Cross, close to many local amenities
- Close to Bromley Cross Train Station
- Parking available to front of the property



### LOCATION

The property is located upon Darwen Road, Bolton in the village of Bromley Cross in the north of Bolton. The immediate vicinity is a predominantly residential use area; however, there are a number of local village shops nearby plus Co-operative and Sainsbury's Food Stores along with restaurants, bars and cafes.

A Sainsbury's Local, and other retail uses are only 100m away.

Bolton town centre is located approximately 2.4 miles south of the subject property and is easily accessible via both Blackburn Road (A666) and Tonge Moor Road (A676).

### DESCRIPTION

The subject property provides accommodation which is arranged across the first floor. This comprises a self-contained office which is open plan to the front, with further office space to the rear, kitchen and two separate WCs all fitted out to a high standard.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office	59	635

### LEASE TERMS & RENTAL

Available by way of a new Internal Repairing & Insuring Lease for a term of 3 years minimum (this may be open to negotiation).

The rental is £6,000 per annum exclusive (£500 per calendar month).

### SERVICES

The mains services connected to the property to include water, electricity supply and 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 £6,000.

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

Energy Rating: D (89) – Valid until 30<sup>TH</sup> April 2025.

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: Nick Swift

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

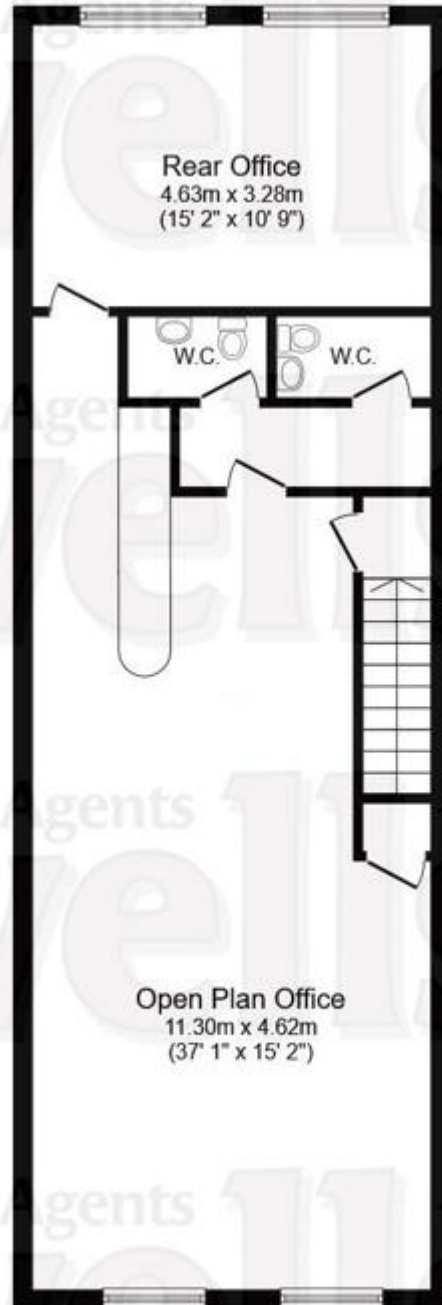
**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ







## FLOOR PLAN



## First Floor