



OFFICE BUILDING

341.79 SQ M (3,680 SQ FT)

TO LET/FOR SALE

INVESTMENT HOUSE
BOLTON ROAD
BRADSHAW
BOLTON
BL2 3EU

- **High quality office accommodation**
- **Former Police Station retaining many of its original features**
- **Secure site**
- **Ample parking**



LOCATION

The subject property is located on Bolton Road, close to its junction with Bradshaw Road and linking with Lea Gate, in the Bradshaw area of Bolton.

The property is located within a mixed-use area, with majority residential premises in the immediate vicinity, as well as The Crofters pub close by and the Parish Church of St Maxentius located opposite the property. The suburb of Harwood is located just a short distance from the subject property and Bolton town centre is some 2.5 miles (4 km) south west of the subject property.

DESCRIPTION

The subject property comprises a former Police Station premises and although it has undergone an extensive refurbishment, it still retains many original features, including timber sash windows and what was the original police cells, which helps create a great working environment.

The office accommodation is arranged across ground and first floors and there is also the added benefit of a substantial basement area, which is currently utilised for secure storage. The accommodation throughout is of a good standard, including a mix of wood and tiled flooring, plaster painted walls and ceilings and is lit by a mix of inset spot lighting and strip lighting.

At ground floor level, the accommodation provides for a reception area, board room and majority open plan office space. The first floor also provides for majority open plan office space, as well as another meeting room and one cellular office. Both floors benefit from WC facilities, with the kitchen facility situated at ground floor level.

Externally, the property benefits from ample car parking within a secured site, which is bound by a low level brick and wrought-iron wall, with electric gate.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	105.06 Sq m	(1,131 sq ft)
First floor	87.11 Sq m	(938 sq ft)
Basement	149.62 Sq m	(1,611 sq ft)
Total	341.79 Sq m	(3,680 sq ft)

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Alternatively the property is available for sale.

RENTAL

£36,000 per annum exclusive.

SALE PRICE

£625,000

VAT

VAT is applicable at the prevailing rate.

RATES

Rateable Value: £13,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

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.

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.
 Contact: Daniel Westwell or Andrew Kerr
 Telephone: 01204 522 275
 Email: dwestwell@lambandswift.com or akerr@lambandswift.com
 Website: www.lambandswift.com

Important Notice

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



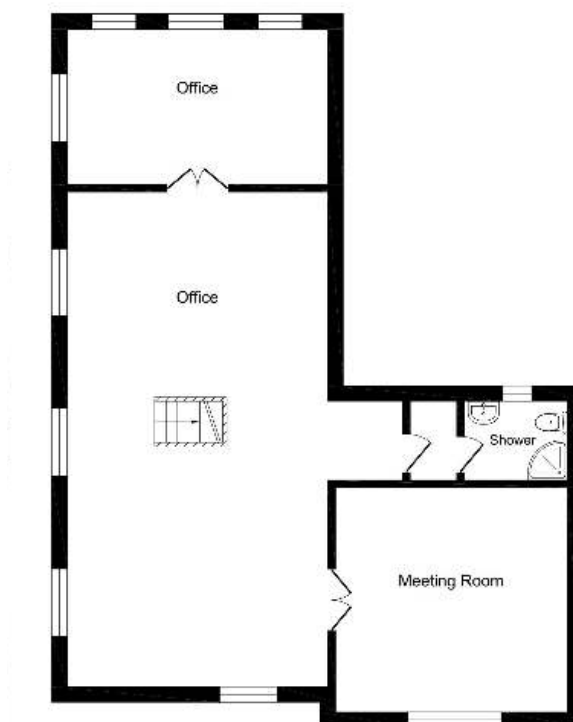
Important Notice

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



Important Notice

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



First Floor

Important Notice

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