

TO LET

**GROUND AND FIRST FLOOR PROFESSIONAL
OFFICE ROOMS LET ON ALL INCLUSIVE RATES
FROM 17.43 SQ M (188 SQ FT)
TO 20.09 SQ M (216 SQ FT)**

Lamb & Swift
Commercial Property

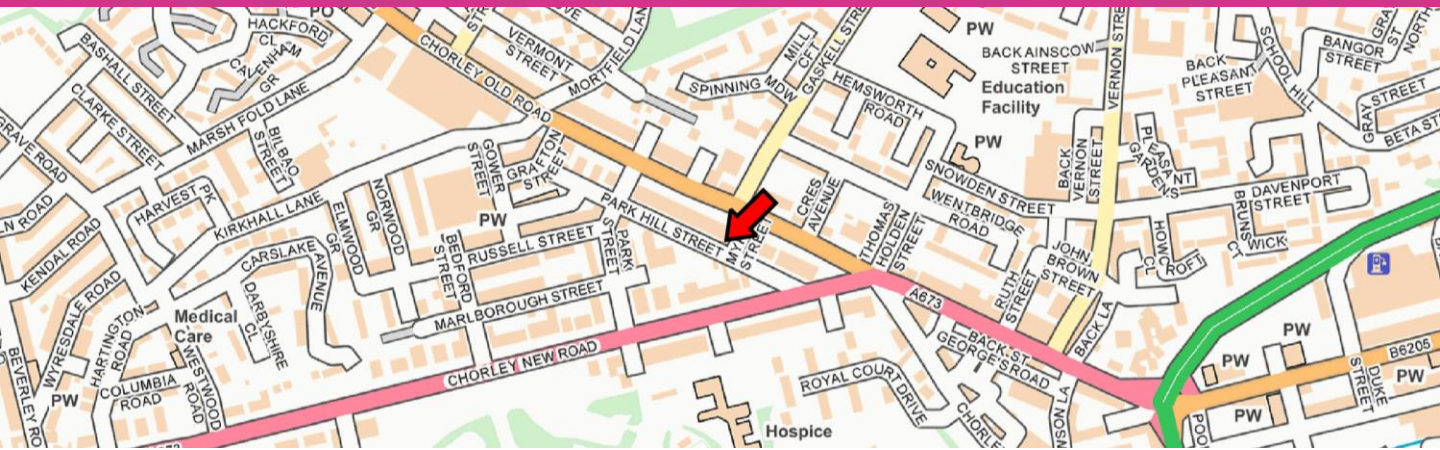
01204 522 275 | lambandswift.com



**4 MYRTLE STREET
BOLTON
BL1 3AH**

**From
£3,760
Per annum**

- Ground floor and first floor self contained office rooms
- Communal WCs & kitchen facilities
- Professional office location
- Located close to solicitors, architects, physiotherapists etc.,.
- Minimum 12 month agreement
- From £3,760 per annum inclusive



LOCATION

The property is accessed off Chorley Old Road (B6226) via Myrtle Street, which is approximately 0.5 miles north of Bolton town centre in close proximity to the junction of Chorley Old Road with Gaskell Street. Alternatively, the property can also be accessed from Chorley New Road (A673) at its junction with Park Hill Street.

The immediate vicinity is an established office area, popular with accountants, solicitors and other professional occupiers.

DESCRIPTION

A two storey end of terrace office building arranged over ground and first floors providing for a number of self-contained professional letting rooms.

The property is of traditional stone construction and is set beneath a pitch and slated roof covering with part single glazed timber casement windows and part Upvc double glazed frames.

The available accommodation comprises of 2 x separate letting rooms, one on the ground floor and one at first floor. There are communal WC and kitchen facilities.

ACCOMMODATION

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

| DESCRIPTION | SQ M | SQ FT |
|-------------------------|-------|-------|
| Ground Floor Rear Suite | 20.09 | 216 |
| First Floor Rear Suite | 17.43 | 188 |

LEASE TERMS & RENTAL

Available by way of a new Full Repairing Lease for a minimum of 12 months.

| | |
|-------------------------|------------------|
| Ground Floor Rear Suite | £4,320 per annum |
| First Floor Rear Suite | £3,760 per annum |

All rents are inclusive of utilities & business rates. The tenant is responsible for organising and paying for their own telecoms and internet connectivity.

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 £9,400 from 1st April 2023 (Included in the Rental).

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

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.

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