



Large Detached building with on site parking

The Quest Centre, Brownlow Way, Bolton, Lancashire, BL1 3UB

5,548 ft² (515.41 m²)

- Prominent position along Brownlow Way
- Suitable for a variety of uses subject to the necessary planning consents
- On site Parking
- Flexible lease terms may be available
- The property may be suitable for sub-division

Description

The property is a detached single storey office building with on site car park. It is of traditional brick construction with a pitched tiled roof. Internally the property is in a reasonable condition. It has a reception entrance area and a mix of open plan and cellular office accommodation with a number of partitioned offices and meeting room of varied size and use. There are male and female W.C.s to the front and rear of the property as well as a disabled W.C. There is also a kitchen area with a fitted kitchen and break out room.

The property benefits from plaster painted walls, carpet throughout, perimeter trunking, suspended ceiling with fluorescent strip lighting, double glazing secured with external manual roller shutters.

Externally there is a shared access with the Morrisons convenience store, there is also a tarmacked car park at the main entrance to the building along with a shared car park in between the subject property and the Morrisons convenience store but is not included as part of the sale.

Location

The property is located to the north of Bolton town centre off Brownlow Way, Halliwell. Close to the junction with Tennyson Street. It is surrounded by a mix of residential and commercial uses. The subject property has good transport links being situated close to Halliwell Road, which connects Moss Bank Way with Bolton town centre and the A666 (a main arterial route from Blackburn through to Manchester city centre). The A666 leads onto the M61 regional motorway which ultimately connects to the national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 515.41 m (5,548 ft)

Rent & Lease Terms

£55,000 Per annum payable quarterly in advance exclusive of all other outgoings. The property is available on full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - May be suitable for a range of uses, including offices retail, showroom or medical uses.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £39,750

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
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