



To Let self contained Office with on site car parking

Rear Office, 24 Chorley New Road, Bolton, Lancashire, BL1 4AP

344 ft² (31.96 m²)

- Self Contained office
- Established professional office location
- On site Parking
- Prominent position to the rear of Chorley New Road
- Character Office

Description

The subject property comprises a self contained office building to the rear of 24 Chorley New Road office. It provides two open plan office areas over a ground and first floor. The building is Grade II listed.

It has newly installed carpets and has recently been redecorated along with electric heaters. The office has the benefit of a kitchen and W.C.

Externally the property has car parking for 1 vehicles. The car park is shared between the other occupiers of the offices.

Location

The subject property is situated to the rear of the main building on Chorley New Road, which is one of the main arterial routes into Bolton town centre from the west. The immediate area provides traditional terraced office accommodation in an established office location around the periphery of Bolton town centre.

This is a well established office location containing a number of well known occupiers including Cowgill Holloway, Bolton Hospice and Barlow Andrews.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides a total of 31.96 m (344 ft)

Rent and Lease Terms

£5200 Per annum payable monthly in advance and exclusive of all other outgoings. The lease will be for a term to be agreed.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Business Rates are included in the annual rental figure

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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