



## For Sale / To Let

**399 Chorley Old Road, Bolton, North West, BL1 6AH**

**945 ft<sup>2</sup> (87.79 m<sup>2</sup>)**

- Well appointed Offices
- Lease Available December 2024
- Prominent position along Chorley Old Road
- Property can split to offer two self contained office suites

## Description

The subject property provides a mid terrace office building, finished to a high specification over ground and first floors. The ground floor accommodation provides a lobby entrance area leading to an open plan office area, with a large meeting room to the rear along with a well appointed kitchen facility and W.C. The first floor, provides a large open plan office, with a small kitchen area and W.C.

The property is finished to a high standard, it is carpeted throughout, with LED panel lighting, gas central heating, CATV Data points within the internal walls, alarmed and secured with an electric roller shutter that secures the ground floor front elevation. The property is suitable for office, medical or professional services. The owners may also look to lease out the ground floor and first floor separately.

## Location

The property is located in a prominent position on Chorley Old Road and is in close proximity to a number of local amenities, including local retailers and businesses and most notably Morrison's supermarket. Chorley Old Road also has the advantage of free on-road parking to the front and side of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, Chorley Old Road is situated approximately four miles away from Junction 5 of the M61 motorway, which connects with the regional and ultimately the national motorway networks.

## 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 the following floor areas:

Ground Floor	568 sq ft
First Floor	376 sq ft
Total	945 sq ft

## Tenure

Leasehold  
Freehold

## Rent

£12,000 Per annum

## Price

£150,000 For Sale

## Planning Use

Use Use Class E - Offices

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value Ground Floor £5,400

Rateable Value First Floor £3,700

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

## 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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