



## To Let first floor office premises.

Upper Floor Offices, 53 Bradshawgate, Bolton, North West, BL1 1DR

100 - 1,492 ft<sup>2</sup> (9.29 - 138.61 m<sup>2</sup>)

- Prominent Town Centre Location
- Situated close to Town Centre amenities
- Can be let as one unit or separate offices
- Flexible Lease Terms available
- Shared communal kitchen facilities
- Modern Accommodation



## Description

The property comprises a self contained fully fitted first floor office space ready for immediate occupation. The offices benefit from a main entrance off Bradshawgate, leading to offices and, first second and first floor levels. They can be taken as one or split into separate suites. The offices benefit from a fitted kitchen and W.C.s They provide open plan office space, with raised floor access, suspended ceilings, fluorescent strip lighting, UPVC double glazed windows . They are available on flexible lease terms.

## Location

The subject property is located in a prominent position on Bradshawgate, one of the principle roads leading through Bolton town centre. The property has great transport links with the A666 St Peters Way providing access to the M61 and ultimately the national motorway network.

A range of amenities are provided in the nearby vicinity including the newly developed rail and bus station, retail facilities and public car parking.

## Accommodation and Rental

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis

Suite 1 – 319 sq ft - £300 per month £3,600 per annum  
 Suite 2 – 364 sq ft - £350 per month £4,200 per annum  
 Suite 3 – 395 sq ft - £375 per month £4,500 per annum  
 Suite 4 – 217 sq ft - £250 per month £3,000 per annum  
 Suite 5 – 95 sq ft - £200 per month £2,400 per annum  
 Suite 6 – 102 sq ft – £200 per month £2,400 per annum

If one tenant were to take the whole demise, 1,492 sq ft, a rental of £1,200 per month £14,420 per annum would be payable

## Lease Terms

If a tenancy was taken on a suite by suite basis all rents are exclusive of, Business Rates, but inclusive of Service Charge and Utilities.

If a lease of the whole was taken, the lease would be exclusive of service charge and utilities. The leases are held on full repairing and insuring lease for a term to be agreed.

## Planning Use

Class E use

## EPC

A copy of the EPC is available on request.

## VAT

VAT May be applicable at the prevailing rate

## Business Rates

Suites qualify for 100% rates relief if the suite is the only UK office of the tenant.

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  
 01204 221 030  
 info@fletchercre.co.uk



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