



To Let - Town Centre Office Accommodation

41, Mawdsley Street, Bolton, BL1 1LN

1,731 ft² (160.81 m²)

- Situated in the heart of Bolton town centre
- Surrounded by a mix of professional practices
- Two Car parking spaces to the rear
- Close to transport interchange



Description

The property comprises a mid-terrace office premises of brick construction. The building consists of three storeys and a basement which is currently used for storage, but has the benefit of lighting and electricity. The property benefits from full fire and burglar alarm system and is heated by way of gas central heating throughout. To the rear of the ground floor are male and female WCs and a small kitchen area. There is a small yard area to the rear of the building which is large enough for one to two car parking spaces.

Location

The subject site is located on Mawdsley Street in Bolton Town Centre close to Great Moor Street and the junction of Bradshawgate with Great Moor Street. The property is positioned within a short distance from St Peter's Way (A666) It has good access to the National Motorway Network with the M61 and M60 Motorway's being accessed within around a 15 minute drive from the subject site.

The property is within easy walking distance of town centre amenities including The Market Place shopping centre, and the famous Bolton market which recently underwent a £4 million refurbishment. The recently redeveloped Bolton Transport Interchange and University of Bolton's Institute of Management building are also both situated diagonally opposite the property on Great Moor Street itself.

Accommodation

We have measured the building in accordance with the latest RICS Code of Measuring Practice and have calculated the floor areas on a Net Internal Area (NIA) basis as follows: 1,731ft² (160.82m²)

Rent and Lease Terms

£12,000 Per annum payable quarterly in advance and exclusive of all other outgoings.

The premises will be held on full repairing and insuring lease for a term to be agreed.

A deposit equivalent to 3 months rent may also be required subject to the tenants proposed use and covenant strength.

Planning Use

Use Class E

Alternative uses may be suitable subject to the necessary planning consent.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £9,300

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE Limited

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info@fletchercre.co.uk



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