



To Let High specification Offices

34 All Saints Street, Bolton, North West, BL1 2ER

1,354 ft² (125.8 m²)

- Character Office Building
- Ready for immediate occupation
- High quality finishes throughout
- Town Centre Location
- Great Transport Links
- Parking nearby
- Flexible Terms Available

Description

34 All Saints Street offers a Grade II listed period property attached to the landmark building Little Bolton Town Hall. The building has plenty of retained character and provides modern and high specification office accommodation over ground, lower ground and 1st floor office space.

The property provides a mix of open plan, private office and meeting room space, along with a W.C on the ground floor and fitted kitchen on the 1st floor. Tandem parking is available by way of a separate license agreement along the side of the property on a temporary rolling contract.

Location

The subject premises are situated in the heart of Bolton town centre, on All Saints Street next top to the landmark building Little Bolton Town Hall.

The premises are located in the Northern quarter of Bolton town centre and form part of the St. George's Conservation Area, an area of special architectural and historic interest following the route of St. George's Road and St. George's Street.

The area has a mix of residential, leisure, retail and office use and is well connected with easy access to the A666, St. Peter's Way which ultimately connects to the regional motorway network. The property also has the benefit of plenty of surface car parking in close proximity. It is also a short distance from the Market Place.

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:

Lower Ground Floor 409 sq ft

Ground Floor 409 sq ft

First Floor 536.6sq ft

Total 1,354sq ft

Rent and Lease Terms

£18,000 Per annum exclusive of all other outgoings, payable monthly in advance.

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

Planning Use

Use Class E offices

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £9,600

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher

01204 221 030

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