

FOR SALE

OFFICE INVESTMENT

Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com



**31 CHORLEY NEW ROAD
BOLTON
BL1 4QR**

**£300,000
PLUS VAT**

- **Prominent Georgian office building with parking**
- **Let to The Bolton Impact Trust (0997134)**
- **Net initial yield of 8.07% after purchaser costs**
- **Prestigious terrace of professional occupiers**

LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including Solicitors, Accountants and Architects. The property itself is situated prominently upon Chorley New Road (A673) close to its junction with Chorley Old Road (B6226) and St Georges Road (A673). Bolton Town Centre is approximately 0.5 miles south east and is within walking distance.

DESCRIPTION

The subject property comprises an attractive garden fronted mid terraced office premises of solid masonry construction set beneath a pitched and slated roof covering.

Internally, the accommodation is made up of a mixture of spacious cellular style office rooms plus reception area at ground floor. The offices have plaster painted wall finishes, are carpeted and benefit from Cat 5 cabling throughout.

Overall, the property is presented to good standard. There is ample on street car parking within the immediate vicinity and 2 parking spaces at the rear.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Total Office Net Floor Area	118.10	1,270
Basement Storage	47.70	513
TOTAL	165.80	1,783

Plus 2 parking spaces at the rear.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

TENURE

Held Freehold under Title Number: GM504001.

PRICE

£300,000 plus VAT is quoted which gives a net initial yield of 8.07% on the passing rent of £25,000 per annum after purchaser costs.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

TENANCY

The property is let to the Bolton Impact Trust who also occupy number 33 & 35 in the same block. The term expires 13/5/2030 and there is a tenants break clause 13/6/2026 by serving not less than 6 months in advance.

The tenant occupies on a full repairing and insuring lease let subject to a schedule of condition.

The tenant has an Experian score of 100 and is very low risk.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £18,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: D (91) – Valid until 24th January 2033.

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift

Email: nswift@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Lamb & Swift Commercial

179 Chorley New Road

Bolton

BL1 4QZ



LOCATION PLAN



