

To Let
Rents from £4,200 p.a.



High Quality Refurbished Office Suites

125 - 175 SQ FT (11.61 - 16.26 SQ M)

📍 1ST & 2ND FLOORS, 27 LEE LANE, HORWICH, BOLTON, BL6 7TG

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Turner Westwell
Commercial Agents

KEY FEATURES

- First and second floor accommodation
- Situated in landmark building in Horwich Town Centre
- Refurbished by the new owners to create high quality self-contained individual office suites
- Suitable for a range of uses, including professional offices, treatment and consulting rooms
- 24 hour access with intercom entry system
- Ample free town centre car parking within short walking distance
- Located close to a number of amenities, including shops, cafes, restaurants and Horwich Leisure Centre
- High speed internet connectivity included within the rental
- Minimum 12 month lease agreements
- Rental from £4,200 per annum exclusive
- Immediate occupation available



LOCATION

The property occupies a prominent and high profile town centre position fronting Lee Lane (B6226), at its busy corner junction with Longworth Road and opposite Winter Hey Lane .

Horwich has a popular and busy town centre with a population of approximately 20,000 people. The centre has a wide range of independent and national food retailers, as well as many local operators, including restaurants, bars, cafes, delis and retail shops.

DESCRIPTION

Comprising a substantial, traditionally constructed landmark town centre former banking hall, occupied until recently by NatWest Bank Plc. The property was re-roofed by NatWest prior to their disposal of the property.

The property has been recently acquired by our client, who has subsequently sub-divided and refurbished the first floor accommodation to provide for high quality self-contained, individual, professional office/studio suites.

The first and second floor accommodation is accessed via a pedestrian entrance door from Longworth Road. The accommodation has been refurbished throughout, to provide high quality accommodation suitable for a range of uses, including professional offices, treatment or consulting rooms.

ACCOMMODATION & RENTAL

In accordance with the RICS Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description	Sq M	Sq Ft	Rental (PA)
Suite 1 - LET	18.58	200	£6,000
Suite 2	11.61	125	£5,000
Suite 3 - LET	19.88	214	£6,500
Suite 4 - LET	18.95	204	£6,500
Suite 5 - LET	37.53	404	£10,500
Suite 6 - LET	16.26	175	£4,200

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Internal Repairing and Insuring lease for a term of years to be agreed.

The rental is inclusive of the cost of cleaning of common areas, internet connectivity and general upkeep. The rental excludes Business Rates (100% Rates Relief is available for qualifying occupiers) and electricity, which is to be re-charged by the Landlord.

VAT

VAT is not applicable.

BUSINESS RATES

The accommodation will require re-assessment for Business Rates following completion of the sub-division and refurbishment works. 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. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).**

USE

The premises fall under Use Class E, allowing for a flexible range of commercial uses, including office, medical, professional services and other service orientated activities.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of E(103). The certificate is valid until 16th May 2034. A full copy of the Report is available upon request. N.B - The property is to be refurbished and subsequently we would expect the EPC Rating to improve.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the Joint Agents TURNER WESTWELL COMMERCIAL & FLETCHER CRE.



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