

To Let
10 x private car parking
spaces



High Quality Ground Floor Office Suite

2,250 SQ FT (209.02 SQ M)

📍 GROUND FLOOR PEEL HOUSE, 2 CHORLEY OLD ROAD, BOLTON, BL1 3AA

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality ground floor office suite
- Extending to 2,250 sq ft within multi-let office building
- Located on a popular public transport route
- Situated approximately 1km from Bolton Town Centre
- Period semi-detached property
- Private parking at the rear for 10 vehicles
- Self-contained with own individual facilities
- Flexible open plan accommodation with private meeting and boardroom facilities
- Independently metered for electricity
- New lease
- Rental - £20,000 per annum exclusive



LOCATION

The property occupies a prominent and elevated position fronting onto Chorley Old Road (B6226) overlooking the busy Junction with St Georges Road and Chorley New Road (A673).

Peel House is situated within a predominantly commercial office use area approximately 1/4 mile of a mile from Bolton Town Centre on a public transport route. The immediate vicinity, including Chorley New Road and the fringes of the Town Centre is a traditionally popular location, particularly with professionals such as Accountants, Financial Advisors, Solicitors and Surveyors, etc.

DESCRIPTION

Peel House comprises a substantial, semi-detached, garden fronted, part two storey/part three storey office building. The property is a mixture of traditional brick construction together with cavity brick construction at the rear, upon where the premises have been significantly extended.

At the rear of the property there is an extensive, private and gated tarmac surfaced car park, which provides parking for up to 24 vehicles (10 x allocated vehicles to the ground floor suite).

Internally, the accommodation is arranged over ground, first, second and lower-ground floor levels and extends to approximately 597.18 sq m (6,428 sq ft) NIA overall.

Although the property has a traditional appearance, the accommodation within is modern and well presented, providing for predominantly open-plan offices situated off a core entrance area with staircase access to each floor.

The available accommodation is situated on the ground floor, extending to approximately 209.20 sq m (2,250 sq ft), providing for well presented, flexible open plan offices, incorporating private office and meeting rooms. The ground floor benefits from its own facilities, including separate male and female WC's and a well appointed kitchen.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor	209.02	2,250*

***plus private car parking for 10 vehicles**

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property. Each floor is independently metered for electricity.

LEASE TERMS & RENTAL

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

The rental is £20,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied on a floor area basis and paid by each Tenant, to include gas, water, Landlord electricity supply (common areas), waste disposal, intruder and fire alarm servicing, fire extinguisher servicing and cleaning of common areas. The service charge is reviewed annually - further details are available on request.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the ground floor accommodation has a Rateable Value of £25,250, with effect from 1st April 2026. Interested parties are advised to contact the Local Rating Authority (Bolton Council) to clarify the rates payable for the property.

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

The ground floor element has an current Energy Efficiency Rating of C(52). The certificate is valid until 12th February 2033. A full copy of the Report is available upon request.

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 sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

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