

To Let
Rental: £708 pcm



Attractive Self-Contained Studio Office Suite

571 SQ FT (53.05 SQ M) - PLUS 2 X ALLOCATED ON-SITE PARKING SPACES

📍 SUITE 4, 22 CHORLEY NEW ROAD, BOLTON, BL1 4AP

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Attractive self-contained studio office suite
- Prominent position fronting Chorley New Road (A673)
- Situated within a characterful Grade II listed building
- Arranged over first floor and part second floor levels
- Three spacious studio rooms
- Suitable for office, creative studio and consultancy uses
- Potential for aesthetics, beauty, therapy and wellbeing occupiers (subject to consent)
- Private kitchenette and WC facilities
- 100% Business Rates Relief for qualifying occupiers
- 2 x allocated on-site car parking spaces
- Walking distance to Bolton Town Centre and local amenities, including David Lloyd Gym Bolton
- Rent: £8,500 per annum/£708 per calendar month exclusive with immediate occupation available



LOCATION

The property occupies a prominent roadside position on Chorley New Road (A673), in close proximity to the junctions with Chorley Old Road, Chorley Street and St George's Road. The immediate locality is characterised by a strong professional presence, with neighbouring occupiers including solicitors, accountants and other professional practices.

The property also benefits from its proximity to Bolton School and David Lloyd Bolton, whilst Bolton Town Centre is within comfortable walking distance, providing access to a wide range of amenities including cafés, restaurants, retail facilities and supermarkets.

DESCRIPTION

The available accommodation comprises a well-presented, self-contained studio office suite, arranged over the first floor and part second floor, set within an attractive Grade II listed building. The suite provides high-quality accommodation with a distinctive character and is currently configured to provide three spacious rooms, having most recently been utilised as a podcast and creative media studio.

The accommodation offers a flexible layout and would readily suit a variety of occupiers, including professional, creative and consultancy-based businesses. In particular, the suite is likely to appeal to accountants, solicitors, surveyors, financial advisers and other professional service providers. Equally, the self-contained nature of the accommodation, together with its private WC and kitchenette facilities, may make it suitable for occupiers within the personal care and wellbeing sectors, including aesthetics clinics, beauty practitioners, therapy rooms and similar uses, subject to any necessary consents.

The suite benefits from its own dedicated WC and kitchenette facilities, providing fully self-contained accommodation, and is available for immediate occupation. Externally, the property further benefits from two allocated car parking spaces within the secure rear car park.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. The Landlord issues a monthly invoice with regards to the gas and electricity costs for the suite, on a sq ft basis. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

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
Suite 4 - First and Part Second Floors	53.05	571*

***Plus 2 x allocated on-site car parking spaces**

LEASE TERMS & RENTAL

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

£8,500 per annum/£708 per calendar month exclusive.

SERVICE CHARGE

A service charge is levied to recover the cost of common area property maintenance, to include window cleaning, general maintenance, electricity supplied to common areas, water rates, alarm servicing, cleaning, boiler service and safety equipment servicing and testing (fire extinguishers/alarms, emergency lighting). The current charge is £1,100 per annum and is reviewed annually.

VAT

VAT is not applicable.

LEGAL COSTS

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

PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).**

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has 2 x Rateable Value Assessments of £3,350 and £2,750, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to clarify this directly with the Local Rating Authority (Bolton MBC).**

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 property, as a whole, has an current Energy Efficiency Rating of E(114). The certificate is valid until 19 May 2032. 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

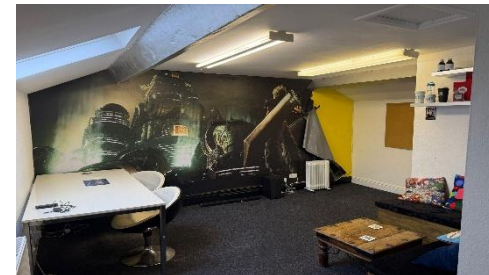
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