



First Floor Office/Consulting/Treatment Suite

101 SQ FT (9.38 SQ M)

📍 SUITE AT 30 CHORLEY NEW ROAD, BOLTON, BL1 4AP

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Furnished consulting room
- Prestigious commercial location
- Located on a main transport route and approx. 1 mile from Bolton Town Centre
- Suite available furnished
- Ideally suited for office, studio, or consulting room use
- All inclusive rental providing cost certainty to Tenant (excluding Business Rates)
- Immediate occupation available
- 100% Business Rates Relief for qualifying occupiers
- Rental £425.00 per calendar month inclusive



LOCATION

The property is prominently located on the A673 (Chorley New Road), approximately 1 mile west of Bolton Town Centre, providing convenient access to the town's retail, commercial and transport facilities.

The property also benefits from excellent public transport links, with frequent bus services operating along Chorley New Road and Bolton Railway Station is located around 1 mile away.

The surrounding area is a well-established mixed commercial location, with a high concentration of professional businesses including sports rehabilitation specialists, accountancy firms, financial advisers, solicitors, business consultants, property companies, healthcare providers and other office-based and hair/beauty service businesses.

DESCRIPTION

The subject property comprises a substantial mid-terraced commercial building of traditional construction.

The available accommodation comprises a first floor individual office/treatment/consulting room. The suite is available fully furnished and would suit use as an office, studio, or consulting room, ideally for clinical purposes. There is also the benefit of a communal waiting room.

1 x dedicated parking space is available, however, there is ample on-street parking in the immediate vicinity.

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
First Floor Suite	9.38	101

SERVICES

The mains services connected to the property include water supply, gas 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 Licence Agreement for a minimum term of 12 months.

RENTAL

£425.00 per calendar month.

All rents are inclusive of heating, lighting, cleaning of common areas, standard waste refuse and Business Rates.

VAT

VAT is not applicable.

BUSINESS RATES

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

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

LEGAL COSTS

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

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.

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

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