



To Let
Excellent car parking
provisions

Prestigious Office Accommodation with On-site Parking

3,102 - 16,363 SQ FT (288.18 - 1,520.12 SQ M) - AVAILABLE AS A WHOLE, OR INDIVIDUAL UNITS

📍 45-53 CHORLEY NEW ROAD, BOLTON, BL1 4QR

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Turner Westwell
Commercial Agents

KEY FEATURES

- Established office location on Chorley New Road
- Close to Bolton Town Centre
- Mixed-use professional surroundings
- Well served by public transport routes
- Interlinked terrace of offices providing open-plan and cellular accommodation
- Accommodation over basement to attic levels
- May suit alternative uses - subject to planning permission
- Accommodation available from 3,102 to 16,363 sq ft
- A split of the premises may be considered to suit smaller requirements
- On-site car park with approx. 40 spaces



LOCATION

The subject properties are positioned within an established and professional office location on the southern side of Chorley New Road, close to the fringes of Bolton Town Centre. They are conveniently located near the junction with Chorley Old Road and St George's Road. The properties benefit from a prominent position fronting Chorley New Road, which is a key arterial route and is well served by public transport, with regular bus services providing direct connections between Bolton, Chorley and Preston.

The immediate locality comprises a mixed-use environment, with predominantly professional office properties forming the majority of nearby accommodation.

The area is well suited to professional occupiers, with surrounding uses including solicitors, accountants, architects and surveyors, contributing to a business-focused setting.

DESCRIPTION

The subject property comprises a terrace of office premises which are currently interlinked, providing accommodation arranged over basement, ground, first and, in part, second floor attic levels, suitable for a single occupier. A number of the properties benefit from three-storey extensions to the rear, enhancing the available accommodation and overall functionality of the building.

Internally, the accommodation is configured to provide a mix of open-plan and cellular office space, allowing flexibility to suit different operational requirements.

Externally, the property benefits from a substantial dedicated car park, providing approximately 40 parking spaces, some of which are arranged in a back-to-back configuration.

Note: the offices can be subdivided into single, self-contained units, available individually, or in combination.

USE

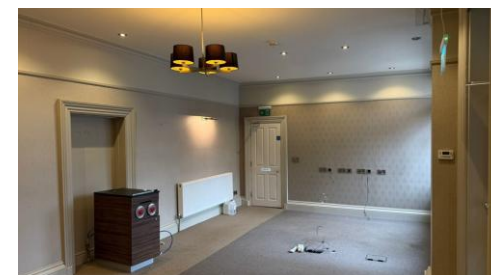
E-class - commercial, business and service. **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council).**

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
<u>45-47 Chorley New Road</u>		
Basement	59.27	638
Ground Floor	297.56	3,203
First Floor	285.3	3,071
Second Floor	150.96	1,625
Total	793.11	8,537
<u>49-51 Chorley New Road</u>		
Basement (49)	35.30	380
Basement (51)	70.79	762
Ground Floor	143.44	1,544
First Floor	136.57	1,470
Second Floor	52.77	568
Total	438.87	4,724
<u>53 Chorley New Road</u>		
Basement	62.43	672
Ground Floor	96.43	1,038
First Floor	91.42	984
Second Floor	37.90	408
Total	288.11	3,102

*May sub-divide further to suit smaller requirements and floor plans are available on request.



SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. If the premises are to be sub-divided, works to separate the utilities will be required and would be completed by our client. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

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

Available as a whole at £150,000 per annum (plus incentives, subject to Tenant status).

Rent for individual units are available on request.

VAT

VAT is not applicable.

EPC

The property has an current Energy Efficiency Rating of C(69). The certificate is valid until 28th January 2031. A full copy of the Report is available upon request.



LEGAL COSTS

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property, as a whole, has a Rateable Value of £155,000, with effect from 1st April 2026. 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.

Business Rates would be re-assessed if the property is let in separate elements. Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).

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.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.