To Let

£11,500 p.a. exclusive



Self-Contained Office Premises with Parking

922 SQ FT (85.65 SQ M) PLUS ENTRANCE HALL/RECEPTION (10.50 SQ M/113 SQ FT)

THE COACH HOUSE, REAR OF 22 CHORLEY NEW ROAD, BOLTON, BL1 4AP

TW

Turner Westwell

Commercial Agents

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KEY FEATURES

- Self-contained two-storey office building
- Attractive Grade II Listed Former Coach House
- Located on a main public transport route on the fringes of Bolton Town Centre
- Walking distance of David Lloyd Leisure Centre & Bolton School
- 85.69 sq m (922 sq ft) Net Internal Area
- Well presented accommodation
- Open-plan and separate office / therapy & treatment spaces
- Well-appointed kitchen and separate male/female WC facilities
- Suitable for a variety of office, professional and therapy/aesthetic uses
- Rental - £11,500 per annum exclusive



LOCATION

The property occupies a convenient position to the rear of 22 Chorley New Road, accessed via Myrtle Street and Park Hill Street.

Chorley New Road is an established commercial and office location, with a range of local amenities nearby including David Lloyd Leisure Centre and Bolton Town Centre situated approximately half a mile to the east. Bolton School is within walking distance. The property is situated on one of Bolton's main public transport routes.

DESCRIPTION

The Coach House is an attractive, self-contained two-storey office building, originally forming part of a Grade II Listed former coach house. The property provides well-presented office accommodation arranged over ground and first floors, together with two dedicated car parking spaces.

The accommodation offers a combination of open-plan office space and separate rooms, alongside kitchen and WC facilities. The layout provides flexibility for a range of potential occupiers, including office-based businesses, professional practices and consulting and therapy room operators (psychologist, physiotherapy/sports massage, aesthetics, hair and beauty etc).

The property benefits being fully self-contained and has well appointed kitchen and separate male and female WC facilities.

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	46.64	502
First Floor	39.02	420*
Total	**85.65**	**922**

***plus entrance hall/reception (10.50 sq m/113 sq ft)**

SERVICES

The mains services connected to the property to include water, 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.

LEASE TERMS & RENTAL

The property is available by way of a new Tenant's Full Repairing and Insuring (FRI) lease for a minimum term of 3 years.

Rental £11,500 per annum/£958.33 per calendar month exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £15,250, with effect from 1st April 2026. **Interested parties are advised to confirm the rates payable directly with the Local Rating Authority (Bolton Council).**

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.

USE

E-class. 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).

LEGAL COSTS

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

EPC

The property is understood to be exempt from an EPC requirement due to its Grade II Listed status.

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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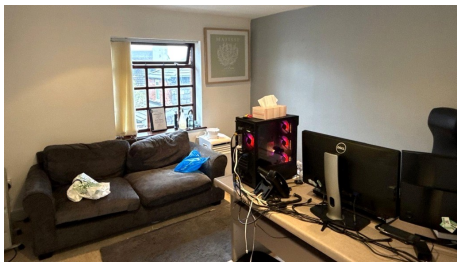
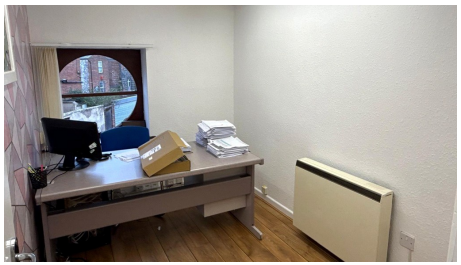

Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute 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.*

RICS

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.