


To Let

£18,750 p.a. exclusive

# Self-Contained Three Storey Office Building

2,079 SQ FT (193.14 SQ M) – 4 X PRIVATE/GATED PARKING SPACES TO THE REAR

9 CANON COURT, INSTITUTE STREET, BOLTON, BL1 1PZ

TW

Turner Westwell

Commercial Agents

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St. George's House, St. George's St., Chorley, PR7 2AA
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# KEY FEATURES

- Modern purpose built three-storey office building
- Immaculate self-contained accommodation
- Exclusive town centre office development within Bolton Town Centre
- Private gated car parking for 4 vehicles
- Impressive ground floor reception and private meeting rooms
- Open plan and flexible offices, suitable for a range of occupiers
- Within walking distance of Bolton's Bus & Train Stations
- Close to many local amenities including cafe bars, restaurants and shops
- Ample contract/pay & display parking sites in close proximity
- Available at a rental of £18,750 per annum exclusive




## LOCATION

The property occupies a prominent position fronting Institute Street, Bolton, which is accessed directly from Silverwell Street. Silverwell Street connects to the A575 Bradshawgate, one of the principal thoroughfares serving Bolton Town Centre.

The property forms part of a secure courtyard-style office development situated within an established professional office district in Bolton Town Centre. The property is located in close proximity to one of the town's Conservation Areas and the Parish Church.

The immediate locality is widely regarded as a prime professional office location, with a number of established occupiers nearby, including firms of accountants, architects, estate agents and solicitors.

## DESCRIPTION

The property comprises a modern, purpose-built, self-contained three-storey brick office building, benefiting from ancillary car parking within a secure courtyard-style office development.

The available accommodation extends across the ground, first and second floors and is accessed via a dedicated stairwell located within an ancillary rear section of the building. This design ensures that circulation space does not compromise the main office areas, providing efficient and regularly configured floorplates throughout.

## SPECIFICATION

- Predominantly open-plan and flexible workspace
- Impressive ground floor reception area and meeting rooms
- Opportunity to accommodate separate departments on individual floors
- Plastered and painted walls and ceilings
- High-quality carpet tile flooring throughout
- Modern office lighting
- Perimeter trunking
- UPVC double-glazed windows throughout
- 4 x private/gated car parking spaces

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## 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 | 64.57 | 695 |
| First Floor | 61.69 | 664 |
| Second Floor | 66.89 | 720 |
| **Total** | **193.14** | **2,079** |

***4 x private/gated car parking spaces to the rear**

## SERVICES

The mains services connected to the property include water 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 & RENTAL

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

Rental - £18,750 per annum exclusive.

## VAT

VAT is not applicable.

## INSURANCE

The Landlord will insure the premises and recoup the cost of the annual buildings insurance premium from the Tenant.

## USE/PLANNING

E-class - commercial, business and service. **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 MBC).**

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £16,250, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable for the property 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.

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of C. The certificate is valid until 11th September 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.

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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.***