

To Let
Semi-Serviced Studios



Premium Studio Accommodation

163 - 718 SQ FT (15.14 - 66.7 SQ M)

 BISHOPS ROCK HOUSE 1 KING STREET, FARNWORTH, BOLTON, BL4 7AB

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Premium studio and office accommodation, suited to studio, therapy, wellness and personal-care occupiers (including aesthetics and beauty)
- Flexible occupation options available, including Licence Agreements from as little as 6 months
- Suite sizes ranging from approximately 163 sq ft to 718 sq ft, available individually or as multi-room lettings
- Inclusive rental package, with under-floor gas central heating and secure leased-line broadband included
- Immediate occupation available, subject to agreed terms
- Highly accessible town centre location, within walking distance of Farnworth amenities and the Farnworth Green redevelopment
- Adjacent to the new Farnworth Bus Terminal and less than half a mile from Farnworth Train Station
- Modern, professional interiors, featuring wood-grain flooring, contemporary lighting and selected air-conditioned suites
- Stylish shared kitchen and WC facilities, finished to a modern standard
- High levels of security throughout, including HD CCTV, video entry and Paxton Net2 access control
- 100% Business Rates relief available for qualifying occupiers, enhancing affordability
- Competitive rents from £373.75 per month (exclusive, no VAT)



LOCATION

Bishops Rock House is prominently situated along King Street in the heart of Farnworth, Bolton, Greater Manchester. It is conveniently located within a brief walking distance to all amenities in the Town Centre, including Brackley Street, which is currently undergoing the exciting Farnworth Green regeneration project led by Capital & Centric. This initiative is progressing well and will feature new bars, restaurants, coffee shops and a public green square immediately adjacent to the office space.

The property is adjacent to the new Bus Terminal and is less than half a mile from Farnworth Train Station, approximately 1 mile from the M61/Kearsley Spur, around 2 miles southeast of Bolton, 4 miles southwest of Bury and around 7 miles northwest of Manchester City Centre.

DESCRIPTION

Bishops Rock House provides premium studio office accommodation, ideally suited to occupiers within the studio, therapy, wellness and personal-care sectors, including aesthetics, beauty and related professional uses.

The accommodation comprises a range of self-contained suites from approximately 163 sq ft to 718 sq ft, offering flexible layouts well suited to treatment rooms, consultation space and studio-based operations.

The property is conveniently located within a short walking distance of Farnworth Town Centre amenities, including Brackley Street, which is currently undergoing the exciting Farnworth Green regeneration. Bishops Rock House is situated adjacent to the new Bus Terminal and lies less than half a mile from Farnworth Train Station, providing excellent accessibility for both clients and staff.

Internally, the accommodation benefits from traditional wood-grain flooring, modern lighting, high-definition CCTV, and a video entry system, creating a professional and secure working environment. The building also features stylish, modern kitchen and WC facilities, with air-conditioning available to selected suites.

Occupiers benefit from a highly secure premises, incorporating a Paxton Net2 door entry system, alongside secure leased-line broadband included within the rental. The suites are further enhanced by full under-floor gas central heating, also included within the rent.

Immediate occupation is available on flexible terms, with Licence Agreements from as little as 6 months being considered, making Bishops Rock House particularly attractive to start-ups, growing businesses or established operators seeking adaptable accommodation without long-term commitment.

ACCOMMODATION & RENTAL

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	Rental (per month)
Office 2 - First/Mezzanine Floor	66.70	718	£1,495.83
Office 3 - First Floor	15.14	163	£373.75
Office 4 - First Floor	18.11	195	£487.50
Office 5 - First Floor	17.93	193	£445.83

The above offices are priced on an individual room basis, however if you require a multi-room letting, please contact us to discuss your requirements.

LEASE TERMS & RENTAL

The accommodation is available on highly flexible terms, by way of a new lease or Licence Agreement, on an inclusive rental package.

Occupiers are responsible only for their own sub-metered electricity usage, telephony installations and Business Rates. Each suite benefits from 100% Business Rates relief for qualifying occupiers, offering further cost efficiency.

Secure leased-line broadband is included within the rent, providing reliable, high-speed connectivity from day one.

Immediate occupation is available, subject to agreed terms.

VAT

VAT is not applicable.



BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. 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.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The property benefits from full under-floor gas central heating, the cost of which is included within the rental.

Each office benefits from its own sub-meter for electricity and the Landlord will recharge occupiers based on consumption only.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

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 B. The certificate is valid until 23rd April 2034. A full copy of the Report is available upon request.



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.



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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