

To Let  
£12,500 p.a. exclusive



# Prominent First Floor Open-Plan Studio Suite

2,155 SQ FT (200.2 SQ M) - MAY SUIT A RANGE OF USES

📍 FIRST FLOOR, 55/77 WINTER HEY LANE, HORWICH, BOLTON, BL6 7NT

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent position on Winter Hey Lane, Horwich Town Centre
- Approx. 2,155 sq ft first floor open plan studio suite
- Previously utilised as a gym studio - suitable for office, fitness, or leisure uses
- Modern open plan layout with excellent natural lighting
- Private entrance directly from Winter Hey Lane
- Kitchen plus separate male and female toilets
- Gas-fired central heating throughout
- Data cabling, security alarm and fire alarm installed
- Competitive rent with incentives negotiable
- Rare opportunity - very few modern open plan spaces in Horwich
- Public parking is available in close proximity to the property
- Immediate occupation available
- New Lease - £12,500 per annum exclusive



## LOCATION

The property is prominently positioned on Winter Hey Lane, within Horwich Town Centre, a popular mixed-use location home to a variety of local and national occupiers including cafés, retailers, professional offices and leisure operators. The area benefits from good footfall and convenient access to nearby public parking, as well as good transport links to Bolton Town Centre, Middlebrook Retail Park and Junction 6 of the M61 motorway.

## DESCRIPTION

Comprising approximately 2,155 sq ft, this modern first-floor open plan studio is currently fitted out as a gym but would suit a wide variety of alternative commercial uses including office, fitness, leisure, or studio space.

Access to the accommodation is taken directly from Winter Hey Lane, adjacent to the Bolton Hospice Retail shop, with a private staircase leading to a large open plan studio, a separate front office, kitchen, and male and female toilets.

The accommodation benefits from gas-fired central heating, data cabling, security and fire alarm systems, and offers a bright, flexible working environment that is rarely available in Horwich Town Centre.

The property will be available from the end of December, with the current occupier relocating and removing all fixtures, fittings, and furniture.

Flexible lease terms are available at a competitive rent, with incentives negotiable.

Public parking is available in close proximity to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	SQ M	SQ FT
First Floor	200	2,155

## SERVICES

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

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

The rental is £12,500 per annum exclusive. Incentives are available, subject to terms and Tenant status.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £17,000, 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.

## PLANNING

E-Class - Commercial, Business and Services. It is the prospective Tenant's responsibility to clarify with the Local Planning Authority (Bolton Council) that their intended use is acceptable at the property.

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of B(49). The certificate is valid until 2nd March 2030. 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.

### Daniel Westwell | Director

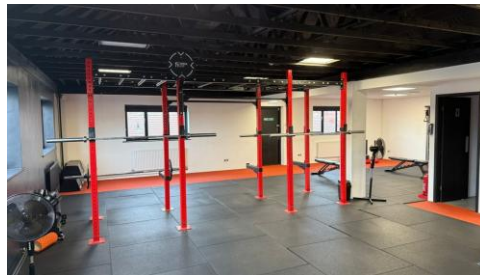
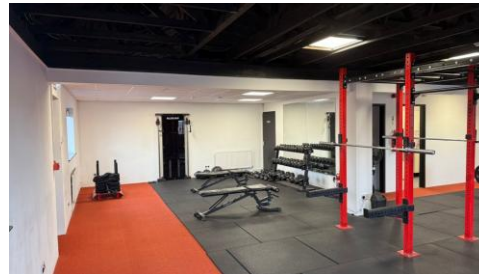
BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ [daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

### Nathan Broughton | Graduate Surveyor

BSc (Hons)

☎ 01257 441474 ✉ [nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)



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