



To Let - First and part ground floor offices with onsite parking

Tymark House, 47 Brightmet Street, Bolton, Lancashire, BL2 1BR

1,925 - 2,355 ft² (178.83 - 218.78 m²)

- Modern Office Accommodation
- On Site Parking
- Ready For Immediate Occupation
- Excellent Transport Links
- Flexible Lease Terms Available
- Close to Bolton Town Centre

Description

The property provides first floor and part ground floor office accommodation refurbished to a high standard. There is the option to lease the whole of the first floor, as well as part of the ground floor should an occupier require.

The property is predominantly open plan with a private office on the first floor. The ground floor provides two additional offices. The specification includes LED lighting, CATV Cabling, carpet, fitted office with glass partitioning, gas central heating male and female W.Cs. There is a shared kitchen located on the ground floor.

The property also benefits from secure car parking is also available on-site with 7 bays which can accommodate up to 13 cars if double parked

Location

The subject property is located on Brightmet Street, off Bradshawgate, one of the main arterial routes through Bolton town centre. The property has good transport connections and is located within approximately a 1 minute drive to the A666 (St Peter's Way), which connects to the M61 motorway and ultimately the national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 178.83 m² (1,925ft²) on the first floor. A ground floor of 40 m² (430 ft²) Providing a total 218.78 m² (2,355 ft²) over both floors.

Rent and Lease Terms

To take the 1st Floor the rent is £18,000 per annum exclusive of all other outgoings.

To take the 1st and part ground floor £21,000 per annum exclusive of all other outgoings.

The lease will be on internal repairing and insuring terms for a term to be agreed.

There will have to be an agreement in place regarding utilities costs.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

The rating assessments for the offices have been split and have the below Rateable Values 1st floor £10,026 1st floor £5,500, ground floor £1,980, ground floor £2,596

The rating assessments may be reassessed upon occupation

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
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