

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## OFFICES PREMISES TO LET

(WITH CAR PARKING)

MANOR HOUSE  
BOLTON OLD RD, ATHERTON  
MANCHESTER, M46 9DH



**Gross Internal Area: 275.3m<sup>2</sup> (2,963ft<sup>2</sup>).**

# £16,000 p.a.x

## **LOCATION**

The property is located on Bolton Old Road at its junction with High Street on the edge of Atherton town centre just off A579 Bolton Road which is a main arterial rout linking Atherton with Bolton.

Bolton is located 6 kilometres to the north and Leigh is located 4 kilometres to the south. Atherton is in the Metropolitan borough of Wigan.

## **DESCRIPTION**

The property is an imposing period built two storey traditional constructed building in grounds with car parking

## **ACCOMMODATION**

<b>Ground Floor</b>	
Office 1	30.3 m <sup>2</sup>
Office 2	20.7 m <sup>2</sup>
Office 3	16.8 m <sup>2</sup>
Office 4	15.0 m <sup>2</sup>
Office 5	16.2 m <sup>2</sup>
Office 6	6.1 m <sup>2</sup>
Waiting Room	13.9 m <sup>2</sup>
Reception	33.5 m <sup>2</sup>
Strong Room 1	10.9 m <sup>2</sup>
Strong Room 2	2.3 m <sup>2</sup>
	<b>165.7 m<sup>2</sup> (1,784 ft<sup>2</sup>)</b>
<b>First Floor</b>	
Office 1	13.3 m <sup>2</sup>
Office 2	21.1 m <sup>2</sup>
Office 3	11.3 m <sup>2</sup>
Office 4	10.0 m <sup>2</sup>
Office 5	16.5 m <sup>2</sup>
Office 6	15.6 m <sup>2</sup>
Office 7	15.9 m <sup>2</sup>
Kitchen	6.0 m <sup>2</sup>
	<b>109.7 m<sup>2</sup> (1,181 ft<sup>2</sup>)</b>
<b>Total N.I.A</b>	<b>275.4 m<sup>2</sup> (2,965 ft<sup>2</sup>)</b>

## **SERVICES**

The property is connected to all mains services

## **BUSINESS RATES**

The 2005 rating list shows the property to have a rateable value of £12,500. Rates payable, effective 1<sup>st</sup> April 2005 at 42.6p in the pound is £5,325 p.a. These details where checked on the Valuation Office website. [www.vao.gov.uk](http://www.vao.gov.uk)

## **PROPOSITION**

Our client is seeking to grant a lease on fully repairing and insuring terms for a number of years to be agreed at a commencing rental of £16,000 a year exclusive of rates, services and V.A.T.

## **V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **LEGAL COSTS**

The tenant is to pay the landlords reasonable legal cost for the lease preparation.

## **FURTHER INFORMATION - VIEWINGS**

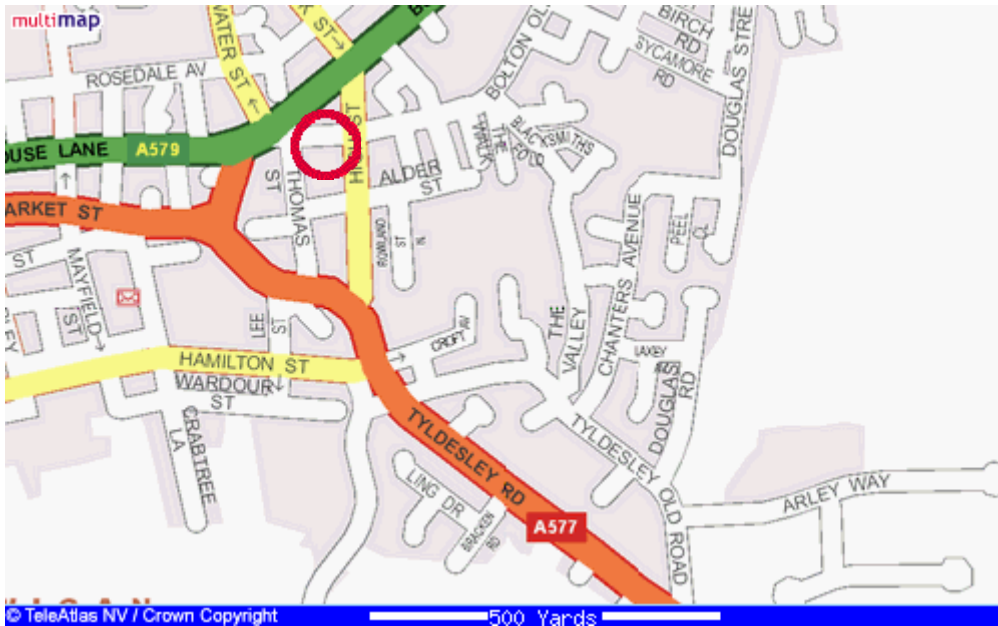
For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk) . We are open from 9am to 5pm Monday to Friday.

## **FREE APPRAISAL**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

## **LOCATION PLANS**

LOCAL MAP



REGIONAL MAP



## **DISCLAIMER**

### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-**

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (a) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (b) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.