

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

OFFICES TO LET (MAY SELL)

**GROUND FLOOR, OR FIRST FLOOR, OR ENTIRE BUILDING,
OR SERVICED OFFICES**

**PARK HOUSE, 360 PARK ROAD,
WESTHOUGHTON, BOLTON, BL5 3HX**



WHOLE: £16,000 P.A.X

GROUND: £10,000 P.A.X

FIRST: £6,500 P.A.X

LOCATION

Park House is situated at the junction of Manchester Road (A6), Snyderdale Way and Park Road close to Westhoughton town centre and within a kilometre of Junction 5 of the M61 motorway.

Manchester city centre is some 20 kilometres to the south east via the M61/M602. Bolton town centre is about 8 kilometres to the north east. Preston is circa 25 kilometres to the west via the M61.

This is an ideal location for access by car or public transport.

DESCRIPTION

Park House has been refurbished to provide a very good standard of office accommodation in a traditionally constructed building with brick elevations and slate covered pitched roof. The first floor offices can be accessed from an independent entrance if required. The ground and first floors each have their own separate services and amenities.

There is on site parking for two cars plus ample on street local parking.

ACCOMMODATION

The ground floor provides some 912 ft² (84.7 m²) net area of accommodation including W/C.

The first floor provides approximately 666 ft² (61.9 m²) net area of office space in total in 3 offices but excluding a kitchen and W/C.

SERVICES

The property is connected to all main services. The ground and first floors are independently metered.

BUSINESS RATES

Not yet separately assessed for rateable value. The 2005 Valuation List show a rateable value of £4,700.

PROPOSITION

For the entire building our clients would seek to grant a lease for a term of years to be agreed on fully repairing and insuring terms at a commencing rent of £16,000 per year exclusive

For a letting of the ground floor on internal repairing and insuring terms the commencing rent would be £10,000 per year exclusive

For a letting of the first floor on internal repairing and insuring terms the commencing rent would be £6,500 per year exclusive

For the licensed occupation of serviced offices fees will be quoted on application

Our client may consider accepting an offer to purchase the property at a price to be agreed.

V.A.T

The above quoted rents may be subject to the addition of VAT at the prevailing rate, prospective tenants or purchasers should make enquiries to establish the liability, if any, to VAT.

LEGAL COSTS

The ingoing tenant is to pay the landlords reasonable legal fees in respect of the lease.

FURTHER INFORMATION

For further information please contact us on the number below.

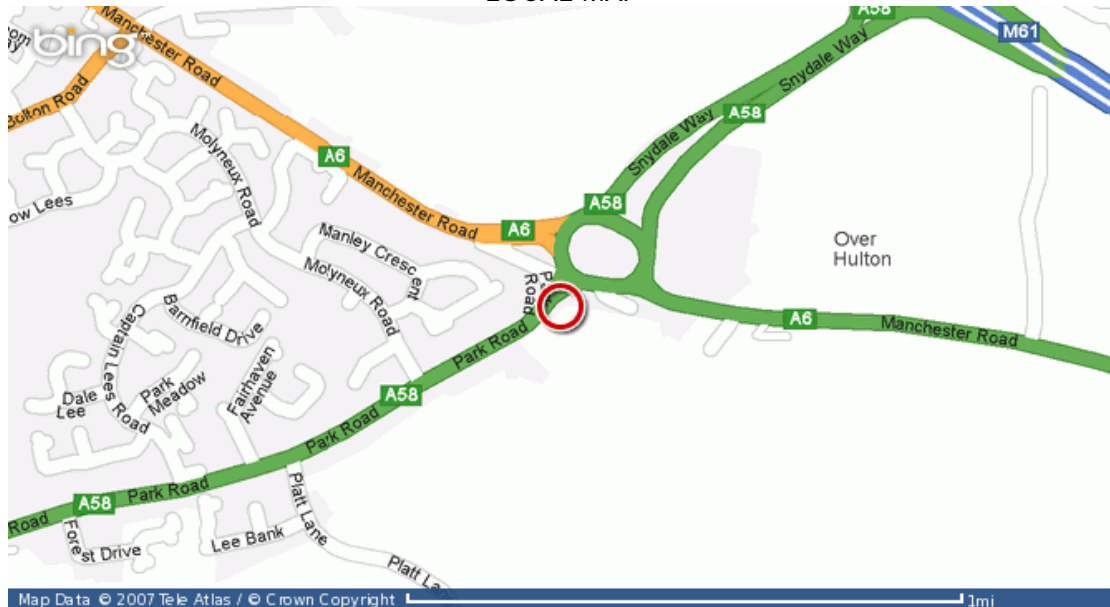
Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email info@prgibbs.co.uk . We are open from 9am to 5pm Monday to Friday.

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, there 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.

Date Produced: 15/10/2009