

TO LET

Lamb & Swift
Commercial Property

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FIRST FLOOR OFFICES

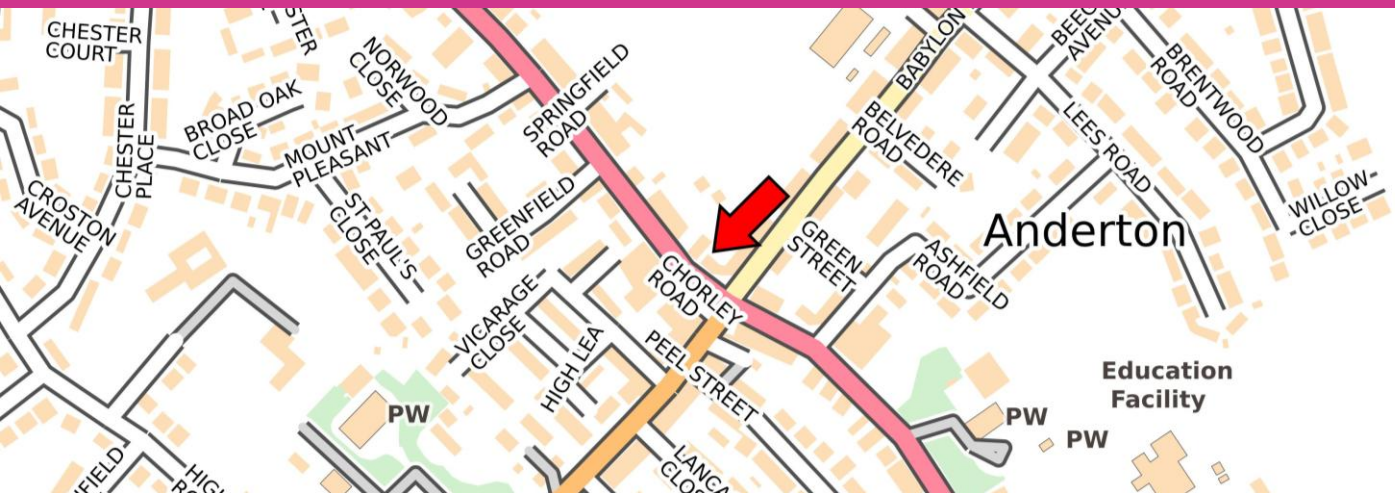
33.38 SQ M (359 SQ FT)



MALHAM COURT
443 WARRINGTON ROAD
CULCHETH
WARRINGTON
WA3 5SJ

£7,000
Per annum

- First Floor Office Suite
- Kitchen & WC facilities
- Village location in the centre of Culcheth
- Private car park to the rear
- Excellent location amenities
- Rental £7,000 per annum



LOCATION

Located in the heart of the thriving village of Culcheth, set within a layby fronting A574 Warrington Road, the Malham Court development comprises 2 ground floor retail units, with office space & a flat located above.

This office is located to the first floor of the development and accessed from the rear car park. The ground floor units are currently occupied by Malham Court Hair Studio & The Little Candle Workshop.

DESCRIPTION

The subject property is an attractive, detached, 2-storey multi-let building with a private, gated car park to the rear, and additional on-street parking bays to the frontage.

The office accommodation itself is at first floor level and is self contained, providing two office rooms, a kitchen and WC. The office has one allocated car parking space, and 3 additional communal/shared spaces in the private car park, plus on-street parking to the frontage.

The office is available for immediate occupation and will be cleared prior to any new tenancy commencing.

ACCOMMODATION

In accordance with the RICS International Property Measurement Standards, we have calculated the following Internal Areas:

DESCRIPTION	SQ M	SQ FT
TOTAL	33.38	359

RENTAL & SERVICE CHARGE

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed (minimum 3 years).

The rental is £7,000 per annum exclusive.

There is a Service Charge payable in lieu of communal maintenance and upkeep, which is currently £546 per annum and subject to annual review.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is not applicable and will not be charged on the rent.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £3,650 from 1st April 2023.

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.

Qualifying businesses will be eligible for Small Business Rate Relief, meaning the Rates Payable will be £nil. Interested parties should make their own enquiries with the Local Authority to confirm their eligibility for Small Business Rate Relief.

EPC

The EPC Score is C – 53.

A full copy of the report can be made available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Josh Morgan

Email: jmorgan@lambandswift.com

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BL1 4QZ





The office will be cleared prior to a new Tenancy commencing

