

To Let
£18,000 per annum
exclusive



First First Floor Office/Showroom Accommodation

3,631 SQ FT (337.32 SQ M)

📍 8 SAVILLE STREET, BOLTON, BL2 1BY

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Turner Westwell
Commercial Agents

KEY FEATURES

- First floor office/showroom accommodation within a character former mill complex
- Prominent position on the fringes of Bolton Town Centre
- Excellent transport connectivity, with Bolton Bus and Train Interchange within short walking distance
- Close proximity to St Peter's Way (approx. 250 m), providing direct access to the national motorway network
- Located within an established commercial area comprising offices, workshops, warehousing, and trade uses
- Generous accommodation extending to approximately 337.31 sq m (3,631 sq ft)
- Predominantly open-plan layout with a range of private offices and meeting rooms
- New lease
- Rental: £18,000 per annum



LOCATION

The property is located on Saville Street at the junction with Brightmet Street, on the fringes of Bolton Town Centre, within an established commercial area comprising offices, workshops, warehousing, and trade uses. The property is well positioned for transport links and lies within approximately 250 metres of St Peter's Way, providing access to the national motorway network.

Bolton Train and Bus Interchange is within short walking distance and the property further benefits from close proximity to a full range of town centre amenities, including shops, cafés and restaurants.

DESCRIPTION

The available accommodation is situated at first-floor level within this former mill complex, located on the fringes of Bolton Town Centre and within short walking distance of Bolton Bus and Train Interchange. Access to the accommodation is via a staircase located to the rear of the building. The space provides high-quality, predominantly open-plan office/showroom accommodation extending to approximately 337.31 sq m (3,631 sq ft).

Internally, the accommodation is presented to an excellent standard and incorporates a number of private offices and meeting rooms, together with ample storage areas, male and female WC facilities and a staff kitchen.

The property offers a versatile layout and may suit a range of uses, including general offices, e-commerce (office and storage), and showroom accommodation. The space is carpeted throughout and benefits from a modern suspended ceiling incorporating inset LED panel lighting.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Area:

Description/Floor	Sq M	Sq Ft
First Floor	337.32	3,631

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.

Rental: £18,000 per annum exclusive.

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 £16,500, 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.

LEGAL COSTS

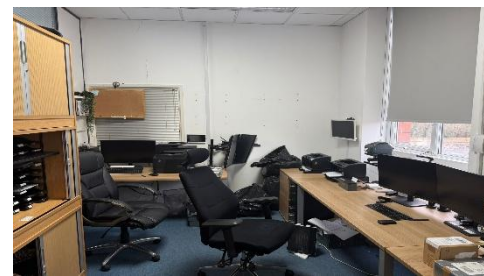
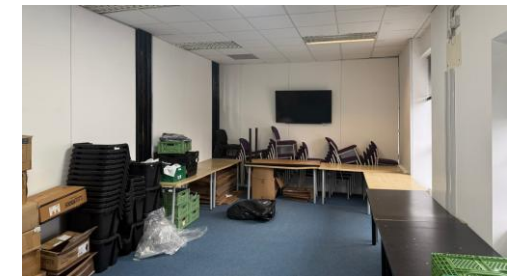
Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(82). The certificate is valid until 24th May 2026. A full copy of the Report is available upon request.

76-100 **D**

82 D



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

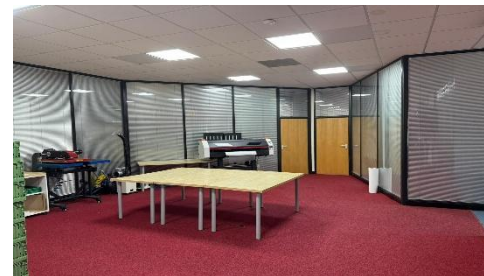
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.