



Office To Let

Farah House, 104 Cannon Street, Bolton, Lancashire, BL3 5BH

92 ft² (8.55 m²)

- Excellent Frontage for a single office
- Ready for immediate Occupation
- 1 parking space
- Flexible lease terms available

Description

The subject property provides a single office with its own shop frontage onto Cannon Street. It is to be newly refurbished with new carpets and decoration. It has gas central heating and network points. The unit also has the benefit of 1 car parking space. Shared W.C. facilities are located within Farah House.

Location

The subject property is located on Cannon Street, close to Derby Street. It is well located with cannon Street also connects on to Deane Road. It is located in a mixed use area and is close to a number of local amenities.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 8.55 m² (92 ft²)

Rent and Lease Terms

£3,600 Per annum exclusive of all other outgoings payable monthly in advance.

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

Planning Use

Use class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £774

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
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