



## To Let Self Contained Retail Premises

147 Lea Gate, Bolton, Lancashire, BL2 4BQ

823 ft<sup>2</sup> (76.46 m<sup>2</sup>)

- Located on a popular retail parade
- Opposite Morrisons Car Park
- Sought after location
- Ready for immediate occupation
- Suitable for a variety of uses

## Description

The subject property is a mid-terrace retail unit of traditional construction with stone elevations under a pitched slate roof. The ground floor of the property is currently used as a beauty room and is commensurately fitted out with this use. We understand the upper floor has been converted to a flat and is currently let out.

In brief the ground floor provides a mix of partitioned rooms and open plan space with a kitchen and WC to the rear. The space benefits from a mix of laminate and tiled flooring, plaster painted walls and ceilings with spot lighting. The first floor space provides two open plan rooms which have previously been used as offices. The property benefits from a suspended ceiling with fluorescent strip lighting, gas central heating and double glazing. There is also informal parking to the rear for the occupiers of the property.

## Location

The property is located on the busy retail parade of Lea Gate in Harwood, it is also directly opposite the Morrison's Supermarket and the car parks associated with. It is in a popular and busy retail area surrounded by a mix of national and local occupiers, most notably Morrison's, the Post Office, John Francis Suit Hire, Seven Stars public house, Cohen's Chemist and a number of other occupiers.

Lea Gate provides access to Tonge Moor Road which ultimately provides access onto the A666 which links to the national and regional motorway networks. Lea Gate also provides access to Bury and Tottington and is well known road through this part of Bolton.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

| Floor        | NIA m <sup>2</sup> | NIA ft <sup>2</sup> |
|--------------|--------------------|---------------------|
| Ground Floor | 43.3               | 465                 |
| First Floor  | 33.25              | 357                 |
|              |                    |                     |
| Total        | 76.5               | 823                 |

## Rent and Lease Terms

£16,000 per annum payable monthly in advance exclusive of all other outgoings.

The premises will be held on a full repairing and insuring lease for a term to be agreed.

A deposit equivalent to 3 months may be required subject to the landlords due diligence on a proposed tenant.

## Planning Use

Use Class E - Retail Use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

The Ground floor has a Rateable Value £6,700

First floor has a Rateable Value of £2,950

The rates may be reassessed upon occupation for further information, please contact the rates department of Bolton MBC

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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