



To Let - Various office and commercial premises available

Commercial Units, 1 Vicarage Street, Bolton, Lancashire, BL3 5LE

750 - 2,750 ft² (69.68 - 255.48 m²)

- Space available with a frontage on to Vicarage Street
- Suitable for a variety of uses
- On Street Parking available immediately in front of subject property.
- Flexible accommodation

Description

The property is to undergo renovation works to create self contained ground floor commercial premises with a frontage off Vicarage Street. The units can be separated to create either a large single unit or two separate units with their own entrance.

The units will provide refurbished space in a shell condition ready for occupiers fit out. The units are suitable for a variety of uses including, office, medical and retail uses.

Location

The subject property is located on Vicarage Street off Cannon Street, close to Derby Street. It is well located as 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 can be subdivided to provide a range of sizes depending on the occupiers requirements. We estimate the accommodation will range in size between 750 - 2,750 sq ft (69.9 - 255 sq m)

Rent and Lease Terms

Rents on a room by room basis of £4,500 - £7,500 Per annum

If multiple rooms are taken then the rent will be more based on the total amount total sq footage leased.

Planning Use

The space is suitable for a variety of uses that are under use class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

To be assessed upon occupation

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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