



## To Let - Prominent Retail/Showroom Premises with rear loading and parking

Ground Floor 203 St Georges Road, Bolton, North West, BL1 2PG

1,380 ft<sup>2</sup> (128.2 m<sup>2</sup>)

- Prominent Showroom Premises
- Loading to the rear
- Close to the professional area of Chorley New Road and short distance to Bolton Town Centre
- On site car parking
- Additional storage space available if required.

## Description

The subject property is a ground floor mid terrace showroom premises with rear loading area, with secure roller shutter access and the use of a rear car park. The unit is a double shop fronted in a highly prominent location.

It currently used as a tile showroom and will provide a retail showroom which will be in a shell condition, ready for an occupiers fit out. The property will have the benefit of a suspended ceiling with LED lighting.

There is a lower ground floor area, which has the benefit of a W.C. and office/storage area. There is a rear loading area which will be communal and can be used for loading and unloading. It is secured via a roller shutter. The building also has the benefit of additional basement storage and may be offered to interested parties depending on their intended use, storage requirements and terms agreed.

Subject to terms agreed prospective tenants may have use of a part of the car park to the rear of the property along with free short stay public parking along St Georges Road.

## Location

The subject property is located along St Georges Road, which is on the outskirts of Bolton Town Centre, close to the junction which meets Chorley New Road, Chorley Old Road and Chorley Street.

The immediate area provides a mixture of both residential and commercial properties, on the periphery of the town centre. The property benefits from both a high level of passing traffic and good transport connections linking with Chorley New Road, and also Top Way, providing access to St Peters Way (A666) which ultimately provides access to the national motorway network.

## Accommodation

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

Ground Floor	1,157 ft <sup>2</sup>
Lower Ground	223 ft <sup>2</sup>
Total	1,380 ft <sup>2</sup>

## Rent and Lease Terms

£16,500 Per annum exclusive of all other outgoings

## Planning Use

Use Class E - Alternative Use may be considered subject to planning consent

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £12,250

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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