



To Let - Commercial Premises

Victory Centre, Victory Street, Bolton, North West, BL1 4JA

792 ft² (73.58 m²)

- Communal car park
- Located on a prominent position
- Ideal for community uses
- Suitable for a variety of uses

Description

The subject property is a single storey detached building of steel frame construction with brick elevations underneath a pitched tiled roof. Internally the property provides an open plan area which could be used for a variety of uses including office or community use. Off the main area is a small storeroom, kitchen which is fully fitted with cooking appliances. To the rear of the property is a rear access point and a small hallway. There are also a male, a female and a disabled W.Cs. located in this rear section.

The property is ready for occupation. It has the benefit of plaster painted walls, laminate flooring, a ceiling tiles with fluorescent strip lighting, UPVC Windows. The property also appears to have been heated via wall mounted electric heaters but these appear to have been removed. These would need installing by with the landlord or tenant depending on the occupiers intended use.

Externally the property is secured by manual roller shutters over the windows. It also has the benefit of the use of the large car park directly in front of the subject property, which is attractive to a number of users for the property.

Community Benefit

The Council recognise that the property may be of interest to local community groups who may not be able to take a lease of the premises without sharing. If any interested party can promote or provide the property for social value or community benefit, the preferred lessee should demonstrate why our client should consider their application. Benefits may include the use of the centre or part of it to local community groups on a free or subsidised basis, for education or support.

All community proposals would need to include detailed and supported applications, with group details and contact names, including proposed hours and days of use.

Location

The property is located on Victory Street, Bolton. It is located next to the Victory Reform Club in an area which is a mix of residential and commercial uses. It is accessed off Chorley Old Road and main arterial route connecting to Bolton Town Centre.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 792 sq ft (73.58 m).

Tenure

Leasehold

Rent

£7,000 Per annum

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 is not applicable

Business Rates

Rateable Value £3250

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Mr John Fletcher
01204 221030
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