



To Let - Commercial premises suitable for a variety of uses

Unit 2 Paramount House, Back Cleggs Buildings, Bolton, North West, BL1 4AN

1,087 ft² (100.98 m²)

- Ready for Immediate Occupation
- Suitable for a variety of uses
- Excellent transport links
- On site car park
- Close to the professional area of Chorley New Road and short distance to Bolton Town Centre

Description

The subject property provides a single story semi detached hybrid unit, which provides a mix of industrial and office space. The industrial space is suitable for light manufacturing or storage use. The office provides an open plan office space, which is well appointed throughout and also has the benefit of a small kitchenette and W.C. The space is suitable for a variety of uses.

The property is secured by an electric roller shutter over the front entrance which also provides loading and unloading to the unit if required. The property also has the benefit of the use of a car park directly in front of the subject property

Location

The subject property is located at Back Cleggs Buildings access off both Chorely Street and 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, including David Lloyd Gym and Nutri Bar, 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 Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor 1,087 sq ft

Rent

£11,000 per annum payable monthly in advance and exclusive of all other outgoings.

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

Planning Use

Use Class E - Office and Industrial Use

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £4,400

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

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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