



## To Let - Commercial premises suitable for use as a Gym

**Unit 1 Paramount House, Back Cleggs Buildings, Bolton, North West, BL1 4AN**

**1,580 ft<sup>2</sup> (146.78 m<sup>2</sup>)**

- Ready for Immediate Occupation
- Close to David Lloyd Gym and Nutri Bar
- 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 is a single story semi detached, commercial premises which is currently used as a Gym. It provides a reception area and waiting room, 2 private treatment rooms, a large open plan gym area, with a small changing room and shower. W.C. along with a basement area which has been converted to a small studio space.

The property is secured by an electric roller shutter over the front entrance, there is also roller shutter that can provide loading and unloading to the unit if required. The space is suitable for a variety of uses and ready for immediate occupation for a gym user. 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	1,270 sq ft
Lower Ground	310 sq ft
Total	1,580 sq ft

## Rent and Lease Terms

£14,000 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 - Gym use, alternative uses may be considered.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £6,300

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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