



## Prominent Retail Premises To Let

**302, Wigan Road, Bolton, BL3 5QT**

**773 ft<sup>2</sup> (71.81 m<sup>2</sup>)**

- Main arterial road into Bolton
- Located on a prominent main road position
- Close to a number of local amenities
- Modern and well appointed throughout
- Suitable for a variety of uses

## Description

The subject property is a pavement fronted end terrace building of traditional brick built construction, located on a prominent main road position on Wigan Road.

The building comprises of ground floor open plan retail area with kitchen to the rear, the second floor provides additional retail space and toilet. Modern and well appointed throughout available end of May 2025. Would suit a variety of uses.

Neighbours include Co-op supermarket, Boots Chemists, Post Office, Deane Medical Centre and Pharmacy. Heron Foods convenience store and Greenhalghs Craft Bakery.

## Location

Wigan Rd is a very well connected main arterial road, that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network. It also provides direct access to both Bolton Town Centre and Bolton Train Station is within a 10 minute walk from the subject property.

## Accommodation

773 ft2 (65.2 m2)

## Rent & Lease Terms

£13,000 Per annum payable monthly in advance and exclusive of all other outgoings. The property is available on a full repairing and insuring lease on a minimum of 3 year term.

## Planning Use

Use Class E Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £6000 - May be applicable for small business rate relief

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE.

John Fletcher  
01204 221 030

[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)



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