



Ground Floor Commercial Premises To Let

Dalton House 33 Leigh Road, Westhoughton, Bolton, BL5 2JE

1,590 - 3,402 ft² (147.71 - 316.05 m²)

- Prominent self contained premises suitable for sub division
- Suitable for a variety of uses subject to planning permission
- On site car parking
- Secure rear gardens
- Good connections to the M61 Motorway

Description

Situated on a prominent corner position at the junction of Cricketers Way and Leigh Road, the property provides a ground floor commercial space suitable for a range of uses, including offices, educational and medical uses. The property benefits from on site car parking and rear gardens which are secured by a roller shutter.

Internally, the accommodation provides a reception / waiting room, a series of private offices / consultancy rooms, two large open plans areas, along with male, female and disabled WCs and a kitchen area. It is secure and the premises can be sub-divided to provide two self-contained offices, Dalton House North and Dalton House South.

Location

The premises are located in a prominent position on the corner of Cricketers Way and Leigh Road. Cricketers Way ultimately leads to Junction 5 of the M61 motorway, approximately one-and-a-half miles to the east of the property and this ultimately provides access to the national motorway network.

Westhoughton Town Centre is located within walking distance of the property and Pavilion Square shopping precinct is also located to the north and offers retail and restaurant facilities. A Shell petrol station and McDonalds Drive-Thru restaurant are located immediately to the west and there is a Sainsbury's supermarket nearby.

The nearest railway station is located at Daisey Hill and Westhoughton, providing connections with Bolton, Wigan and ultimately Manchester city centre.

Accommodation

Ground Floor accommodation measured on a net internal area basis 3,402 sq ft.

Dalton House North - 1,590 sq. ft

Dalton House South - 1,812 sq. ft

Rent and Lease Terms

£30,000 Per annum or the entire ground floor

If split, the asking rent is

Dalton House North - 1,590 sq. ft - £14,000 per annum

Dalton House South - 1,812 sq. ft - £16,000 per annum

Payable monthly in advance and exclusive of all other outgoings.

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

A deposit ranging from and equivalent to 1 - 3 months rent may also be required and will be held by the landlord for the duration of the term subject to terms agreed.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be charged where applicable at the prevailing rate

Business Rates

Rateable Value:

Dalton House North - £11,000

Dalton House South - £11,500

Viewing

Strictly through the sole agents Fletcher CRE

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