



TO LET – Prominent Showroom Premises

Ground Floor 360 Park Road, Westhoughton, Bolton, North West, BL5 3HX

883 ft² (82.03 m²)

- Highly prominent location
- Onsite parking
- Modern Ground Floor Showroom
- Fantastic transport links
- Excellent Location

Description

A rare opportunity to lease this prominent property with ground floor retail / show room / office accommodation, situated on the busy Chequerbent Roundabout.

Open plan showroom premises with painted plaster walls and ceiling with spot lighting throughout along with tiled flooring. There is a secure electric roller shutter to the rear of the property which leads to the rear yard area.

It also has the benefit of gas central heating and double glazing; there is also a WC and small kitchen area which is used as a storage to the rear of the property.

Finally the property benefits from allocated parking spaces to the rear.

The property would be suitable for a variety of uses.

Location

The property is located on Park Road, at Chequerbent Roundabout, Westhoughton, Bolton. It is surrounded by a mix of residential and commercial properties. It has excellent transport links, being just off Junction 5 of the M61 and close to Westhoughton Town Centre and close a number of developments including Hulton Park.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following ground floor area of 883 ft² (82.03 m²).

Rent and Lease Terms

£14,000 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.

Planning Use

Use Class E – Retail use

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable at the prevailing rate.

Business Rates

Rateable Value £6,500

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030
info@fletchercre.co.uk



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