



TO LET - Modern First Floor Commercial Premises

Unit 6 Sharples Court, Lever Street, Little Lever, Bolton, North West, BL3 1BA

445 ft² (41.34 m²)

- Ideal for Studio, Office, or Salon Use
- Close to Tesco and the Centre of Little Lever
- On site communal car park
- Modern throughout and available now
- Good transport links

Description

Modern First Floor Commercial Premises To Let - Ideal for Studio, Office, or Salon Use

Fletcher CRE are pleased to present this spacious and exceptionally well-presented first floor commercial unit, ideally located in the heart of Little Lever. Situated just off a busy junction near Tesco and close to local schools, amenities, and main commuter routes, this unit offers fantastic visibility and convenience for both staff and customers alike.

Currently fitted out as an aesthetics studio, the property is ready to move into with a contemporary, high-quality finish throughout. The layout comprises:

A bright and airy open-plan studio/office space, A private treatment room or secondary office, Modern kitchen and WC facilities, Useful storage area, Exclusive roof terrace offering additional outdoor space. Externally, there is ample on-site parking, making access simple for both clients and staff.

Early viewing is highly recommended - contact Fletcher CRE today to arrange your appointment.

Location

The subject property lies just off Lever Street, close to a prominent junction with the Entrance to Tesco and Market Street in Little Lever. The property benefits from good transport connections and is approximately 3 miles away from Junction 2 of the M61 motorway which ultimately leads onto 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:

Unit 6 445 sq ft

Lease Terms & Rent

A full repairing lease, term 3-year.
£425 pcm for Year 1

£495 pcm for Years 2 and 3

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value Unit 6 - £3900

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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