



## To Let - Ground Floor Retail/Office premises

**753 Bury Road, Bolton, Lancashire, BL2 6PB**

**463.82 ft<sup>2</sup> (43.09 m<sup>2</sup>)**

- Recently Refurbished premises
- Suitable for variety of uses.
- Flexible Accommodation - Includes a large front sales/office area
- Excellent Location - Prominently positioned on Bury Road, with direct links to Bolton and Bury town centers.
- Modern, well-presented space ready for immediate occupation.

## Description

Ground floor office/retail premises which would be suitable for a variety of uses including retail, office, dental, medical or health & beauty use.

The premises has recently been refurbished and is ready for immediate occupation. The subject property provides a large office/sales/retail space to the front with an enclosed space behind. There is a storage area at the rear with a W.C. and rear access.

## Location

The subject premises are located on a prominent position on Bury Road; a main arterial road that connects to both Bolton and Bury town centres. It has good access to the A(666) St Peters Way and the local road network

The property is surrounded by a mix of local retailers.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA)

## Tenure

Leasehold

## Rent

£9,000 Per annum

## Terms

A new full repairing and insuring lease for a term to be agreed

## 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 £4200

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  
Mr Paul Cosgrave  
[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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