



TO LET - Self Contained Retail Space or Workshops with on site parking

**Unit 4a And Unit 5 Sharples Court, Lever Street, Little Lever, Bolton, North
West, BL3 1BA**

387 - 459 ft² (35.95 - 42.64 m²)

- Modern and Refurbished Workshops or Retail Space
- Close to Tesco and the Centre of Little Lever
- On site communal car park
- Good transport links

Description

The Units at Sharples Court, provide a refurbished, self contained retail space, workshop or storage unit, finished to a good specification and suitable for light industrial/workshop use. Alternative uses, may also be considered on a case by case basis.

The units are open plan with their own entrance off a private court yard area. This units will benefit from an eaves height of 3 metres a loading door, W.C. kitchen and single phase electricity. The unit also have the benefit of the use of a communal car park.

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 4A 387 sq ft

Unit 5 459 sq ft

Rent and Lease Terms

Rents from £450.00 Per Calendar Month (£5400 per annum), per unit, payable monthly in advance.

The premises will be held on full repairing and insuring lease for a term to be agreed. Each party will be responsible for the costs associated with the units with the exception of water. Here there will be a payment of £45 per month to the landlord for water.

Planning Use

Use Class E - Light workshop/industrial use

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value Unit 4a - £3,200

Rateable Value Unit 5 - £3,100

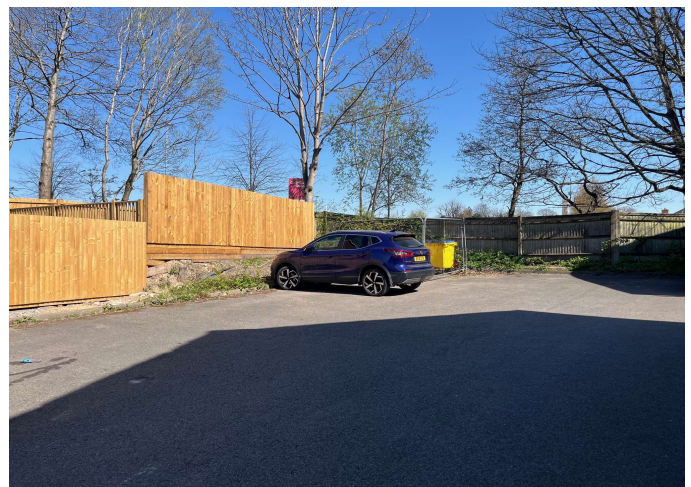
The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030

john.fletcher@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

