



To Let – Office/ Treatment Room

Tymark House, 47 Brightmet Street, Bolton, Lancashire, BL2 1BR

193.75 ft² (18 m²)

- Modern Office Accommodation
- On Site Parking
- Ready For Immediate Occupation
- Excellent Transport Links
- Flexible Lease Terms Available
- Close to Bolton Town Centre

Description

The property offers high-quality, refurbished accommodation comprising a single treatment room with access to a shared reception and waiting area on the ground floor.

The space is finished to a modern specification and includes LED lighting, CATV cabling, carpeting, glass partitioning, and gas central heating. Occupiers also benefit from male and female W.C.s and a shared kitchen area located on the ground floor.

The property includes one dedicated parking space.

Location

The subject property is located on Brightmet Street, off Bradshawgate, one of the main arterial routes through Bolton town centre. The property has good transport connections and is located within approximately a 1 minute drive to the A666 (St Peter's Way), which connects to the M61 motorway and ultimately the national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we calculate the following floor areas: 193.75 ft²

Rent & Lease Terms

£500.00 Per Calendar Month – Contribution made on utilities depending on use

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Current rateable value £2175.00. 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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