



To Let Retail Premises

360 Chorley Old Road, Bolton, North West, BL1 6AG

1,430 ft² (132.85 m²)

- Popular Retail Parade
- Prominent Position along Chorley Old Road
- Well appointed throughout
- Suitable for a variety of uses subject to planning permission
- Ready for immediate occupation

Description

The subject property comprises a mid-terrace, mixed-use retail premises with dedicated on-site car parking to the front. It occupies a prominent position within a well-established retail parade on Chorley Old Road, benefitting from strong footfall and visibility.

The ground floor features a well-presented retail unit with an open-plan sales area, complemented by a rear storage room and a W.C. The unit is in excellent condition and would require minimal investment from an incoming occupier.

The first floor is currently configured as storage and office space, consisting of three generously sized rooms, all refurbished to a good standard.

The basement is accessed via an internal staircase and benefits from rear access. It is currently used for storage and workshop purposes and includes a kitchen area. The basement is notably dry, enjoys natural light, and has a good floor-to-ceiling height, making it highly functional and versatile.

Additional features include double glazing and gas central heating throughout the property.

Location

The property is prominently situated on Chorley Old Road, a well-known and busy thoroughfare approximately 1.5 miles northwest of Bolton town centre. The surrounding area comprises a vibrant mix of independent retailers, local businesses, cafes, and national operators, creating a strong commercial environment with consistent footfall.

Chorley Old Road serves as a key arterial route connecting Bolton with the surrounding suburbs, making the property easily accessible by both car and public transport. The location benefits from excellent road links, including proximity to the A673 and A58, providing direct access to the wider Greater Manchester area and the national motorway network via the M61 and M60.

This is a well-established commercial location with a strong local catchment, making it ideally suited for a variety of occupiers.

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 floor areas:

| | |
|--------------|-------------|
| Ground Floor | 512 sq ft |
| First Floor | 478 sq ft |
| Basement | 440 sq ft |
| Total | 1,430 sq ft |

Rent and Lease Terms

£18,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The lease will be held on full repairing and insuring terms for a length of lease to be agreed.

Planning Use

Use Class E - Retail. The property may suit alternative uses subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £10,250

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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