



To Let - Ground Floor Retail/Restaurant Premises

Ground Floor, 27 Lee Lane, Horwich, Bolton, North West, BL6 7TG

1,235 ft² (114.73 m²)

- Prominent Town Centre Location
- Highly Visible location
- Parking to the rear
- 1,800 New Homes being delivered at Rivington Chase
- Ready for occupiers fit out
- Suitable for a variety of uses

Description

The former Banking Hall, is situated on a prominent corner position in the heart of Horwich Town Centre. The ground floor provides a large open plan space providing character throughout. With a preference for restaurant or leisure operators the space can accommodate a range of uses.

The property is available in a shell condition ready for an occupiers fit out. The property also has the benefit of 4 car parking spaces to the rear along with a rear yard area and basement area.

Location

The property is situated at the Junction of Lee Lane, Winter Hey Lane and Longworth Road within the Town Centre of Horwich. The property is situated along a terrace row of offices and retail units.

Horwich is a satellite town approximately 4 miles West of Bolton but which is growing quickly, including the provision of a further 1,800 houses being built on the former Horwich Loco Works/Rivington Chase.

There are a mixture of uses within Horwich town centre which includes banks, Post Office, Sainsbury's, Co-op Supermarket and other independent traders.

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	1,235 sq ft (114.7 sq m)
Basement	328 sq ft (30.4 sq m)
Total	1,563 sq ft (145.1 sq m)

Rent and Lease Terms

The first years rent will be offered at £20,000 per annum

Rent will be exclusive of all outgoings and payable quarterly in advance on full repairing and insuring terms with a minimum 5 year term certain.

Planning Use

Use Class E - Retail

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £11,500

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 joint agents

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John Fletcher
01204 221 030 john.fletcher@fletchercre.co.uk



Turner Westwell
Daniel Westwell
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