



## To Let Commercial Premises - Suitable for a variety of uses

**Building To The Rear Of, 137-141 Chorley New Road, Bolton, Lancashire, BL6 5QF**

**1,184 ft<sup>2</sup> (109.99 m<sup>2</sup>)**

- Suitable for a variety of uses
- Close to Horwich Town Centre
- Located just off Chorley New Road
- Excellent transport Links
- Ready for immediate occupation
- On site parking

## Description

The subject property is a large open plan warehouse and storage premises which could be used for a variety of uses.

The premises have been refurbished throughout and provide a mix of open plan office and warehouse accommodation. along with a private office, kitchen and W.C.

The property also has the benefit for part use of a large car park to the rear of the property and has a capacity for 20 cars.

## Location

The subject property is situated on the A673 Chorley New Road which is close to Horwich Town Centre, it is located on a main arterial route that connects to both Bolton Town Centre and Chorley. It also provides good access to junction 6 of the M61 motorway and is situated 1.3 miles from Blackrod train station and 2.6 miles from Horwich Park Way train station. The Property is surrounded by a mix of retail and restaurant premises and residential housing.

The property is also a short distance from Rivington Chase, where the first phase of the residential element of the site is under construction. The site will provide 1,700 homes along with a new link road to Middlebrook and employment land.

## Accommodation

We have been supplied with floor areas and understand the unit will provide 109.99 m (1,184 ft) We would recommend floor areas are verified once building works have been completed.

## Rent and Lease Terms

£15,000 Per annum payable monthly in advance, exclusive of all other outgoings. The premises will be held on a 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 £5,800

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](mailto:john.fletcher@fletchercre.co.uk)



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