



## To Let - Ground Floor Retail Premises

**671 Chorley Old Road, Bolton, Lancashire, BL1 6BJ**

**484 ft<sup>2</sup> (44.96 m<sup>2</sup>)**

- Self Contained Ground floor retail unit
- Situated in popular location
- Would suit a variety of uses
- Fronting busy main road

## Description

The property provides a open plan ground floor, self contained retail premises situated along a popular retail parade on Chorley Old Road.

The property can accommodate a range of retail uses. It has a single shop front, with a secure roller shutter.

## Location

The property is located in a prominent position on Chorley Old Road. It is in close proximity to a number of local amenities, including local retailers and businesses and most notably Morrison's supermarket.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, Chorley Old Road is situated approximately four miles away from Junction 5 of the M61 motorway, which connects with the regional and ultimately the national motorway networks.

## 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: 44.96m<sup>2</sup> (484 ft<sup>2</sup>)

## Rent and Lease Terms

£9,500 Per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on full repairing and insuring terms for a term to be agreed.

## Planning Use

Use Class E - Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £7,400 from April 1st 2026

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

[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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