



## **TO LET – Ground Floor Retail/ Showroom / Office / Beauty premises**

**360 Park Road, Westhoughton, Bolton, North West, BL5 3HX**

**883 ft<sup>2</sup> (82.03 m<sup>2</sup>)**

- Highly prominent location
- Onsite parking
- Modern Ground Floor Showroom
- Fantastic transport links
- Excellent Location

## Description

A rare opportunity to lease this prominent property with ground floor retail / show room / office accommodation, situated on the busy Chequerbent Roundabout.

Open plan showroom premises with painted plaster walls and ceiling with spot lighting throughout along with tiled flooring. There is a secure electric roller shutter to the rear of the property which leads to the rear yard area.

It also has the benefit of gas central heating and double glazing; there is also a WC and small kitchen area which is used as a storage to the rear of the property.

Finally the property benefits from allocated parking spaces to the rear.

The property would be suitable for a variety of uses.

## Location

The property is located on Park Road, at Chequerbent Roundabout, Westhoughton, Bolton. It is surrounded by a mix of residential and commercial properties. It has excellent transport links, being just off Junction 5 of the M61 and close to Westhoughton Town Centre and close a number of developments including Hulton Park.

## 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 ground floor area of 883 ft (82.03 m).

## Tenure

Leasehold

## Rent and Lease Terms

£12,000 Per annum payable monthly in advance and exclusive of all other outgoings.  
The ground floor 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 is not applicable at the prevailing rate.

## Business Rates

Rateable Value £6500

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
Mrs Kim Fletcher  
01204 221030  
[kim.fletcher@fletchercre.co.uk](mailto:kim.fletcher@fletchercre.co.uk)

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