



## 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

£12,000 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)



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

