



For Sale - Retail/office premises suitable for a variety of uses

477 Leigh Road, Westhoughton, Bolton, Lancashire, BL5 2JH

2,088 ft² (193.98 m²)

- Suitable for owner occupiers or investors
- Large Ground Floor Space
- Good transport links
- Part income producing
- Fitted to a high specification and ready for immediate occupation

Description

The property comprises a well-presented mid-terrace, two-storey commercial unit of traditional construction, arranged to provide ground floor retail/office/studio accommodation with a self-contained first floor suite above.

The ground floor offers refurbished open-plan retail and studio-style workspace finished to a good modern standard. The accommodation benefits from exposed timber beams, feature wall finishes, contemporary lighting, modern heating installations and durable floor coverings. The layout provides flexible working and display space together with ancillary accommodation including WC facilities and rear working/storage areas.

The first floor is fully self-contained and accessed independently via its own dedicated entrance from Leigh Road. The accommodation is well-configured, benefits from good natural light, fitted lighting and heating, and is currently let for beauty use at a rent of £6,000 per annum on a rolling six-month agreement. The independent access arrangement allows the upper floor to operate as a separate occupational unit, providing flexibility and income potential for both owner-occupiers and investors.

Location

The property is situated along Leigh Road, in Daisey Hill Westhoughton and occupies a prominent mid-terrace position within an established local retail parade. Leigh Road is a busy arterial route serving the Westhoughton area and provides good levels of passing vehicle and pedestrian traffic. Surrounding occupiers comprise a mix of local convenience retailers, service providers and residential accommodation, creating a well-supported neighborhood trading location.

Westhoughton Town Centre lies within close proximity and provides a wider range of retail, leisure and professional services. Westhoughton railway station is also nearby, offering regular services to Bolton, Manchester and surrounding destinations. The location further benefits good road connectivity, with Junction 5 of the M61 motorway readily accessible, providing wider regional access across Greater Manchester and the North West.

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	1,436 sq ft
First Floor	652 sq ft
Total	2,088 sq ft

Tenure

We understand the property is held Freehold

Rent and Lease Terms

The ground floor is available to lease at £18,000 per annum exclusive of all other outgoings for a term to be agreed.

Price

£215,000 subject to contract and on an unconditional basis

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 Ground Floor £7,200

Rateable Value First Floor £5,300

The occupier 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 221030
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