



To Let - Ground Floor Commercial Premises

139-141 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QF

1,506 ft² (139.91 m²)

- Main Road Location
- Would suit a variety of uses
- Ready for immediate occupation
- Main Road Location

Description

An excellent opportunity to lease a prominently positioned commercial premises located on the well-established Chorley New Road in Horwich. Occupying a highly visible corner position within a busy commercial and residential area, the property benefits from strong passing footfall and vehicular traffic, making it ideally suited for a variety of hospitality and leisure operators.

The premises are arranged over ground floor level and provide well-presented accommodation throughout. Internally, the property features an attractive main servery and seating area with a range of existing seating and customer space already in situ. The layout is flexible and would suit a range of uses including a coffee shop or other commercial uses, including office and workshop/storage accommodation.

Additional accommodation includes separate male and female WC facilities together with ancillary space suitable for storage and operational requirements.

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

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:
1,506 sq ft

Rent and Lease terms

£15,000 Per annum payable monthly in advance and exclusive of all other outgoings.

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

A deposit equivalent to 3 months rent may also be required subject to the financials of the occupier

Planning Use

Use Class E - Alternative Use may be considered subject to planning consent

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £20,500

The tenant is responsible for the payment of Business Rates

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

info@fletchercre.co.uk

01204 221 030

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.