



To Let Ground Floor Retail Premises

Ground Floor 349 Bury Road, Bolton, Lancashire, BL2 6BB

618 ft² (57.41 m²)

- Main Road Location along a popular local parade
- Suitable for a Variety of Uses
- Available from August 2026
- Excellent condition throughout
- Secure electric roller shutter to the front

Description

The subject property comprises the ground floor of a two-storey mid-terrace commercial premises with a substantial rear extension. It is in an excellent condition throughout, there is an open plan sales area to the front and a rear area used for storage. The property also has the benefit of secure electric roller shutter, gas central heating spot lighting, a W.C. and Kitchen area. The property is currently fitted out as a clothes boutique and will be available from August 2026.

The property offers flexible accommodation suitable for a variety of retail, office, medical, beauty, showroom or professional service occupiers (subject to any necessary consents). It is located along a popular and busy local retail parade.

Location

The property occupies a prominent position on Bury Road (A58) in Bolton, providing convenient access to Bolton town centre and surrounding residential districts.

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:

618 sq ft

Rent and Lease Terms

£12,000 Per annum payable monthly in advance and exclusive of all other out goings.

The premises will be held on a full repairing and insuring lease 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 £7,700

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

Info@fletchercre.co.uk

01204 221 030

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