



To Let - Retail Premises

409 Chorley Old Road, Bolton, Lancashire, BL1 6AH

694 ft² (64.47 m²)

- Located along a busy retail parade
- Ready for Immediate Occupation
- 3 - phase power supply
- Suitable for alternative uses

Description

The subject property provides a mid terrace retail building, which was previously used as a sunbed shop over ground and first floors. The ground floor provides a reception waiting area, leading to portioned areas for sun beds. The first floor again provides a series of portioned areas for sun beds.

The property is suitable for a sunbed operator who may be able to use the current sun beds which remain in situ. The sun beds can either remain or be removed by the landlord, subject to terms agreed. The property is also suitable for alternative uses, such as beauty use. The property also has the benefit of phase 3 power and secure roller shutters over the ground floor shop front.

Location

The property is located in a prominent position on Chorley Old Road and is in close proximity to a number of local amenities, including local retailers and businesses and most notably Morrison's supermarket. Chorley Old Road also has the advantage of free on-road parking to the front and side of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, Chorley Old Road is situated approximately four miles away from Junction 5 of the M61 motorway, which connects with the regional and ultimately the national motorway networks.

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	354 sq ft
1st Floor	340 sq ft
Total	694 sq ft

Rent and Lease Terms

£11,000 per annum, exclusive of all other outgoings and payable monthly in advance.

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

Planning Use

Use Class E - Retail.

Alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £4,800

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

01204 221 030
info@fletchercre.co.uk

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