



TO LET - Retail Premises

470 Blackburn Road, Bolton, Lancashire, BL1 8PE

1,621 ft² (150.59 m²)

- Prominent position along Blackburn Road
- Well-presented two-storey commercial premises
- Spacious open-plan accommodation over ground and first floors
- Suitable for a variety of retail, office, studio or café/restaurant uses, subject to consent
- Recently refurbished throughout

Description

The property comprises a two-storey, mid-terraced commercial premises providing well-presented accommodation over ground and first floor.

The ground floor provides predominantly open-plan retail/commercial accommodation with a glazed shop frontage and pedestrian entrance directly from Blackburn Road. The accommodation has been refurbished to a good standard and benefits from laminate-style flooring, painted plastered walls and ceilings, recessed LED lighting and electric heating.

The accommodation extends towards the rear of the property, where there are additional ancillary facilities and rear access.

The first floor is accessed via an internal staircase and provides further spacious, predominantly open-plan accommodation. This area benefits from good levels of natural light from windows to both the front and rear, together with laminate-style flooring, LED lighting and electric heating.

Overall, the property provides flexible, modern commercial accommodation suitable for a variety of retail, office, studio, beauty or other commercial uses, subject to the necessary consents.

Location

The property is well positioned on a prominent corner position along the busy (A666) Blackburn Road and is in close proximity to a number of local amenities including betting shops, hair and beauty salons and most notably Asda supermarket.

The property has good transport connections with Bolton town centre as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, which ultimately leads onto the national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we calculate the floor area to be Size 1,621 ft (150.59 m).

Rent & Lease Terms

£20,000 Per annum payable monthly in advance, exclusive of all other outgoings. The lease will be held and on a FRI lease for a term to be agreed.

Planning Use

Use Class E – retail, office, café and restaurant use . 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

The property is currently listed by the Valuation Office Agency as "Building undergoing renovation" and therefore does not presently have a Rateable Value attributed to the completed accommodation.

Upon completion of the refurbishment works and/or occupation, the property will need to be reassessed by the Valuation Office Agency for Business Rates purposes.

Interested parties are advised to make their own enquiries with the relevant authorities regarding the likely rates payable and any reliefs that may be available

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
01204 221030
info@fletchercre.co.uk

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