



To Let - Office/ Retail Premises

195 St. Helens Road, Bolton, Lancashire, BL3 3PY

1,075 ft² (99.87 m²)

- Prominent Position on St Helens Road, a Main Arterial Route
- Mix of Open-Plan & Cellular Offices
- Electric Roller Shutters to Front & Rear
- Suitable for a Range of Commercial Uses
- Available immediately

Description

The property comprises a two-storey, mid-terraced commercial building providing flexible office accommodation arranged over ground and first floors.

Internally, the accommodation provides a mix of open-plan and cellular offices, together with ancillary staff facilities and a useful store room to the rear.

The property benefits from LED lighting, gas-fired central heating, double-glazed windows and electric roller shutters to both the front and rear.

The accommodation would be suitable for a range of office, professional and other commercial uses, subject to any necessary consents.

Some areas would benefit from cosmetic improvement, providing an incoming occupier with the opportunity to adapt and finish the accommodation to suit their individual requirements.

Location

The property occupies a prominent position fronting St Helen's Road, a popular and well-established commercial location approximately 1.5 miles south-west of Bolton town centre. The surrounding area comprises a mixture of commercial and residential uses, with good access to the town centre and wider road network. Overall it is a popular location which has a significant amount of passing traffic and provides good visibility for businesses location along this road.

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 size 1,075 ft (99.87 m).

Rent & Lease Terms

£14,000 Per annum

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Current rateable value (1 April 2026 to present)

£6,400

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE

Mr John Fletcher

01204 221030

john.fletcher@fletchercre.co.uk

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.

