



To Let First Floor Office Suite Suitable for a variety of uses

First Floor, 349-351 Bury Road, Bolton, North West, BL2 6BB

807 ft² (74.97 m²)

- Finished to a high specification
- Suitable for Office, Dental, Medical or Health & Beauty Use
- Ready for Immediate Occupation
- Located along a busy local retail parade
- Excellent transport links
- Public parking available in close proximity to the subject property.

Description

The subject property comprises a first floor self contained suite which could be used as a variety of uses such as offices, beauty rooms, clinics, retail uses etc. The premises will be ready to occupy from August 2026. It is also suitable for Dental, Medical or Health & Beauty Use.

Internally the suites are access via the main door fronting Bury Road and an internal staircase leading to the suites. The property comprises of a large of open plan office/ suite with two separate private offices/ suites and or meeting room/ waiting area. There is a large fitted kitchen and W.C. with a shower. The suites have the benefit of net work points, carpets, plaster painted walls, spot lighting, gas central heating and double glazing.

Location

The subject premises are located on a prominent position on Bury Road; a main arterial road that connects to both Bolton and Bury town centres. It has good access to the A(666) St Peters Way and the local road network

The property is surrounded by a mix of local retailers and there is short stay car parking located opposite.

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 a total floor area of 74.97 m (807 ft) over the first floors

Rent and Lease Terms

£7,800 Per annum exclusive of all other outgoings and payable monthly in advance.

The premises will be held on internal repairing and insuring terms for lease length to be agreed.

Planning Use

Use Class E - Offices - Retail including alternative uses such as Dental, Medical or Health & Beauty Use.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £6,700

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk

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