FLETCHER CRE

OFFICE
RETAIL
INDUSTRIAL
INVESTMENT
LAND & DEVELOPMENT



Commercial Premises To Let

Dalton House 33 Leigh Road, Westhoughton, Bolton, BL5 2JE

1,590 - 3,402 ft² (147.71 - 316.05 m²)

- Prominent self contained premises
- Suitable for a variety of uses subject to planning permission
- On site car parking
- Secure rear gardens
- Good connections to the M61 Motorway

FLETCHER CRE LIMITED - ALL RIGHTS RESERVED - REGISTERED IN ENGLAND & WALES COMPANY REG NUMBER 08337706 - REGISTERED OFFICE: HALCYON HOUSE - 20 CHORLEY NEW ROAD - BOLTON - BL1 4AP

FLETCHER CRE

OFFICE
RETAIL
INDUSTRIAL
INVESTMENT
LAND & DEVELOPMENT

Description

Situated in a prominent corner position at the junction of Cricketers Way and Leigh Road, Dalton House comprises substantial ground floor commercial accommodation, currently fitted out and arranged for use as a children's day nursery.

The premises are presented in a ready-to-occupy condition for nursery or childcare operators, providing a range of spacious, open-plan activity and learning areas, together with smaller rooms suitable for quiet activities, sensory areas and associated childcare facilities.

The accommodation also benefits from a reception/waiting area, private offices/consultation rooms, kitchen facilities and male, female and disabled WC facilities.

Externally, the property benefits from on-site car parking together with a substantial enclosed rear garden and outdoor play area, providing valuable external space for nursery and childcare activities. The rear area is secured by a roller shutter.

Whilst the property is particularly well suited to continued use as a children's day nursery, it is also considered suitable for a variety of alternative commercial uses, including offices, educational, training, medical and consultancy uses, subject to any necessary planning consents.

The premises are available as a whole and offer an excellent opportunity for an occupier seeking substantial, versatile ground floor accommodation in an accessible and prominent location.

Location

The premises are located in a prominent position on the corner of Cricketers Way and Leigh Road. Cricketers Way ultimately leads to Junction 5 of the M61 motorway, approximately one-and-a-half miles to the east of the property and this ultimately provides access to the national motorway network.

Westhoughton town centre is located within walking distance of the property and Pavilion Square shopping precinct is also located to the north and offers retail and restaurant facilities. A Shell petrol station and McDonalds Drive-Thru restaurant are located immediately to the west and there is a Sainsbury's supermarket nearby.

The nearest railway station is located at Daisey Hill and Westhoughton, providing connections with Bolton, Wigan and ultimately Manchester city centre.

Accommodation

Ground Floor accommodation measured on a net internal area basis 3,402 sq ft.

Rent & Lease Terms

The premises are available as a whole at a total rent of £30,000 per annum, comprising approximately 3,402 sq. ft of ground floor accommodation.

For business rates purposes, the premises will be let by way of two separate leases as follows:

Dalton House North: 1,590 sq. ft - £14,000 per annum.

Dalton House South: 1,812 sq. ft - £16,000 per annum.

Both leases will be granted to the same tenant, with the entire ground floor being occupied as a single premises.

The combined annual rent of £30,000 will be payable monthly in advance and exclusive of all other outgoings. No VAT is applicable to the rent.

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

A rent deposit equivalent to between one and three months' rent may also be required, to be held by the landlord for the duration of the lease term, subject to terms agreed.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable.

Business Rates

Rateable Value:
Dalton House North - £11,000
Dalton House South - £11,500

Viewing

Strictly through the sole agents Fletcher CRE
John Fletcher
01204 221 030
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.

FLETCHER CRE LIMITED - ALL RIGHTS RESERVED - REGISTERED IN ENGLAND & WALES COMPANY REG NUMBER 08337706 - REGISTERED OFFICE: HALCYON HOUSE - 20 CHORLEY NEW ROAD - BOLTON - BL1 4AP

FLETCHER CRE

OFFICE
RETAIL
INDUSTRIAL
INVESTMENT
LAND & DEVELOPMENT








FLETCHER CRE LIMITED - ALL RIGHTS RESERVED - REGISTERED IN ENGLAND & WALES COMPANY REG NUMBER 08337706 - REGISTERED OFFICE: HALCYON HOUSE - 20 CHORLEY NEW ROAD - BOLTON - BL1 4AP