FLETCHER CRE

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LAND & DEVELOPMENT



To Let – Former Doctors Surgery

10-12 Broadgate, Bolton, Lancashire, BL3 4PZ

1,744 ft² (162.02 m²)

- Located along a retail parade
- Large public car park
- Previously used as a doctors surgery
- Parade provides a number of local services
- Suitable for a variety of uses

FLETCHER CRE - Halcyon House - 20 Chorley New Road - BOLTON - BL1 4AP 01204 221 030 FLETCHERCRE.CO.UK

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Description

The property comprises a prominent, self-contained ground floor commercial premises occupying a corner position within an established neighbourhood retail parade at Broadgate, Ladybridge.

Formerly occupied as a doctors' surgery, the premises benefit from an extensive glazed frontage, providing good natural light and visibility, together with a dedicated entrance directly from the pedestrianised frontage.

The accommodation is suitable for continued use as a medical practice or healthcare facility, although some cosmetic refurbishment and modernisation would be beneficial. The premises also offer potential for a variety of alternative commercial uses, including retail, offices, professional services, beauty and wellbeing, or other community-based uses, subject to any necessary consents.

The property benefits from a large communal car park serving the parade, providing convenient parking for customers, staff and visitors.

The premises represent an excellent opportunity for an occupier seeking adaptable ground floor accommodation within an established residential neighbourhood.

The property has an external yard area and benefits from a number of public car parks located to the front and rear of the property.

Location

The subject property is located along the retail parade Broadgate which is located on the Ladybridge Estate. Broadgate provides a number of local services, including a, Pharmacy, Newsagents, Mosque and Public House. It is accessed via Broadford Road, which connects the the majority of the estate. This ultimately provides access to Beaumont Road and Wigan Road.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) Size 1,744 ft (162.02 m).

Rent and Lease Terms

£25,000 Per annum exclusive of all other ongoings. Full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Alternatively uses may be considered

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £4,900

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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