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**BOLTON ROAD WEST, BURY, BL0 9RY**



- A double fronted commercial property
- Very prominent trading location
- In the heart of the busy Holcombe Brook
- Close to restaurants, bars, shops, offices
- Circa 990sq ft of versatile space
- Used as a kitchen & bathroom showroom
- Available August
- Walkthrough viewing video available



**Annual Rent of £14,000**

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A double fronted, corner, highly prominent commercial property in the heart of Holcombe Brook offered to let for a minimum term of three years. This is a superb and versatile commercial space that is likely to suit a number of organisations/industries. For many years this was the convenience store "Willets" and has most recently been used as a kitchen and bathroom showroom. The property is located on Bolton Road West adjacent to the traffic lights and the junction of Longsight Road in the heart of this thriving community which includes: restaurants, shops, bars, offices and salons. Bury town centre, Ramsbottom, Harwood, Edgworth, and Bolton are all within easy reach as is some beautiful countryside. The commercial property is approximately 990 ft.<sup>2</sup>/92 m<sup>2</sup> and briefly comprises: a large double fronted retail area to the front which is open plan to additional retail/showroom space to the rear, a staff room/storage room and a WC/washroom. Lease terms are negotiable but our client is looking for a minimum period of three years. Please contact Cardwells estate agents 7 days a week on 0161 761 1215 or email us at bury@cardwells.co.uk

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:** The overall approximate floor area extends to around 990 sq ft.

**Double fronted shop area:** 3' 4" x 13' 10" (1.0193m x 4.215m) Two large and very prominent shop windows to the front providing superb double width shop frontage. This area opens up directly into additional open plan commercial space

**Open plan commercial space:** 27' 8" x 15' 6" (8.430m x 4.728m) The area narrows to 3.965m towards the rear with stylish tiled floor, electric radiator and quality lighting, to the rear is a door off to a store/staffroom.

**Staffroom/store:** 13' 5" x 9' 8" (4.079m x 2.955m)

**Side entrance vestibule:** 4' 6" x 3' 2" (1.371m x 0.956m) Side entrance door and door off to WC/washroom.

**WC/washroom:** 4' 1" x 5' 5" (1.245m x 1.645m) Two piece white suite comprising pedestal wash hand basin and WC, ceramic tiled floor, extractor fan.

**Rateable value:** We understand that the rateable value is £8,100 though we encourage all parties to make their own enquiries and to explore the possibility of small business rate relief themselves.

**Lease Term:** We understand the landlord is looking for a 3 year lease minimum.

**Credit Check Fee:** If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

