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DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9DZ



- Imposing detached commercial building
- Prominent position in Bromley Cross
- Gated private off road car parking
- Circa 1,306 sqft, UPVCDG, CCTV, alarm
- Class E:
- Superb grnd & first floor rooms, cellar
- Rateable val of only £9,000
- Long term tenant is preferred



Monthly Rental Of £1,666.66

BOLTON

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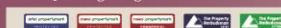
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A prominent, and much admired detached stone building with private driveway parking to the side is available to rent on a FRI lease for a minimum period of three years from around November 2024. The property is available for a long term tenancy, and longer lease options would be preferred. The property is in the heart of the much admired north Bolton village of Bromley Cross, in a consistently popular residential area, with a variety of professions nearby, residences and facilities near by. It is thought the building would suit a wide variety of uses subject to planning approval for change of use, and has most recently been used as retail premises, and previously it has been an estate agency office, and accountants office. The current Class usage is E, more details of what falls within this usage class are within the details below, but we encourage all parties to make their own enquiries that their use for the building is suitable. The stone building accommodation extends to around 1,306 square feet, / 127 square meters over two levels of business space with cellar storage space. The accommodation briefly comprises entrance vestibule, large ground floor open plan showroom space, there is a storeroom behind the current reception desk area, the turning staircase is off the ground floor showroom and leads to the first floor where there is a second generously sized showroom space, a separate front office, a kitchen / comms room, a lovely WC / wash room and a store room which may be ideal to be made into a second WC / wash room, there is cellar storage space with around a 2 meter head height. Externally there is a gated driveway to the side of the property providing secure private off-road car parking for probably around 2/3 cars, there is a garden area to the rear of the building as well. The property benefits from gas combination central heating, UPVC double glazing, CCTV cameras are fitted, there is a security alarm system in place and the property is available for immediate occupation. The Bolton Council rateable value is only £9,000 per annum. Though this is not the amount paid, and perhaps, small business rates relief could be available depending on the circumstances of the incoming tenants. Importantly the initial annual rent is £20,000, paid monthly this would be £1666.66, this rent amount is exactly what a Chartered Surveyor valued the rent at during the recent purchase process. The building is not registered for VAT so there is no additional VAT to pay on top of the rent. A deposit of at least one months rent will be required. We feel that this property would make a superb location for a number of businesses in a variety of industries and will hopefully make a superb long term business venture in a beautiful and much admired village. In the first instance there is a walk-through viewing video available to watch. And then a personal viewing inspection can be arranged by calling Cardwells Letting Agents Bolton on (01204) 381281, emailing: lettings@cardwells.co.uk or visiting: www.cardwells.co.uk.

Entrance vestibule 5' 1" x 4' 9" (1.538m x 1.443m) Storage space containing Alarm pad, fuse boxes and metres.

Ground Floor Showroom 34' 11" x 17' 7" (10.646m x 5.352m) The main ground floor showroom space is in an open plan and is measured to the front UPVC window to the very rear wall. There is decorative wood panelling, a counter/reception desk, quality flooring, two matching radiators, stylish matching switches and sockets, skimmed ceiling with inset spot lighting, turning staircase off to the first floor, lockable door which leads down to the cellar The second door which leads to a ground floor storage area to the rear of the property, situated behind the reception desk with a radiator and fire exit door.

Ground floor storage room 18' 9" x 8' 10" (5.719m x 2.705m) A storage space with head height of around 2.033 m, served by a staircase behind a lockable door from the main showroom, there are five metal filing cabinets provided, a metal shelving unit the water meter and stop tap are located to the right hand side on the ceiling as you step down into the room.

First floor showroom 29' 3" x 18' 0" (8.915m x 5.481m) Measured at absolute maximum points. There are 5 UPVC windows to the three sides of this room so that it is flooded with natural light, two radiators, quality flooring, built-in storage space which contains the backseat gas combination central heating boiler.

Front Office 12' 1" x 7' 11" (3.672m x 2.411m) 3 UPVC windows, 2 to the front and one to the side allowing the office to be flooded with natural light, radiator.

Kitchen/Comms Room 9' 4" x 7' 7" (2.835m x 2.300m) The kitchen area enjoys a quality inset sink and drainer with mixer tap over, matching base cabinets freestanding fridge, metal shelving and currently houses the CCTV equipment and has been used as the router room previously, there is a large UPVC window to the side enjoying the outlook over the trees and grass area strip lighting to the ceiling.

WC Wash Room 5' 8" x 4' 2" (1.734m x 1.276m) A modern white two piece suite comprising WC and wash handbasin with built under storage space, UPVC window to the front, radiator.

Parking There is off-road driveway car parking to the right hand side of the building set behind vehicle gates, this area can accommodate several cars in a row.

Externally There is garden area to the rear of the property

Building Usage The following information is to give a broad overview of Class E business usage, but should not be relied upon as fact, and we encourage all interested parties to satisfy their own enquiries about the building usage suiting their needs. Class E was introduced in September 2020 and covers the former use classes A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. Example of Use Class E businesses may include: Artists Studio, Banks, Barbers, Bookshop, Building Societies, Butchers, Cafés, Car Servicing, Chemist, Clinics, Clothes Shop, Crèches, Day Nurseries, Dentists, Dessert Shop, DIY Shed, Doctors, Dry Cleaners, Employment Agencies, Estate Agencies, Fish & Chip Restaurant, Funeral Directors, GP, Greengrocers, Gyms, Hairdressers, Health Centres, Health Clinic, Hire Shops, Indoor Sports & Recreation, Industrial Processes in a residential area without causing detriment to the amenity of the area, Internet Cafes, Jobcentre, Music Studio, Non-retail Photographic Studio, Offices, Osteopath, Pet Shops, Pharmacy, Phone Shop, Photographic Studio, Police Offices, Post Offices, Printers (small), Professional Services, Recording Studios, Research & Development, Restaurant, Retail Warehouses, Saddlery, Sale of cold food for consumption off premises, Sandwich Shop, Shoe Shop, Shops (except some local under an alternative classification), Snooker Hall, Solicitors, Ticket Agencies, Tourist Information, Travel Agencies, Veterinary Practice (Vets), Beauty Salons*, Dog Grooming Parlour*, Massage Parlour*, Nail Bar*, Sunbed Salon*, Tanning Salon*, Tattoo Parlours* * Traditionally we have considered tattoo parlours or beauty salons to be sui generis, but the new wording in Use Class E says 'any other services which it is appropriate to provide in a commercial, business or service locality' which in our opinion brings several other local uses into Use Class E. You might however, again double check this with Bolton Council.

Bolton Business Rates The property is situated in the Borough of Bolton, therefore the business rates are payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is rated at £9,000 per annum. Though things not the amount paid and perhaps, small business rates relief could be available depending on circumstances.

Lease Terms The minimum lease term is 3 years however a longer term is preferable. The cost of the lease will be split 50/50 by the landlord & tenant Deposit required is one months rent.

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

