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**ST. HELENS ROAD, DAUBHIL, BOLTON, BL3 3PS**



- Large commercial building to let
- Comes with car parking facilities
- Circa 3,702 square ft / 344 sq meters
- Previously used as a swim school
- Swimming pool, changing rms,
- May suit a number of uses subject to pp
- Versatile commercial space
- Double glazing, Gas CH, alarm etc



**Annual Rental Of £22,200**

#### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

#### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

#### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to let is this substantial commercial property enjoying accommodation approximately of around 3,702 ft.<sup>2</sup> over two levels. Formally, and for many years this building was used as a private swim school, and there may well be superb potential for somebody looking to operate their own swim school from here as well. However, the building may well suit a variety of uses and does not need to be limited to just a swim school. This may make a fantastic office building, community centre, gymnasium, restaurant, etc. All uses will of course be subject to planning approval. Importantly, there are car parking spaces with the property which may be ideal for colleagues and customers alike. The property is positioned in a consistently popular residential location and there are commercial and industrial units nearby. Access to the motorway network is just a short drive away whilst the town centre of Bolton and superb transport links are all within an easy reach. The accommodation on offer briefly comprises; entrance hallway, customer foyer, office, inner hallway, swimming pool room, generous sized room perhaps previously used as children's play / nursery space, ground floor shower room, ground floor WC room, to the first floor there are generous ladies and gents changing facilities, a spacious waiting room with separate wc/washroom and the plant/boiler room. In the first instance there is a walkthrough viewing video available to watch. Then a personal viewing inspection can be arranged by calling Cardwells Commercial Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### Ground floor former swim school

**Entrance Foyer:** Double timber doors open up into the entrance for you, with UPVC double doors which open into the reception area, these doors can be opened from behind the office using a telephone system.

**Reception area:** 9' 11" x 7' 8" (3.02m x 2.34m) Radiator and customer facing area.

**Swimming Pool:** 36' 9" x 19' 1" (11.21m x 5.82m) Ceiling light points, double glazed windows to the front, swimming pool with tiled surround, secure under stair storage area, double fire doors.

**Office:** 15' 1" x 7' 7" (4.60m x 2.31m) Ceiling light point, double glazed window to the rear, fitted units with intercom system allowing people into the reception area, kitchen area with space for undercounter fridge.

**Nursery/playroom:** 53' 9" x 19' 2" (16.38m x 5.85m) Large room currently used as a nursery/playroom with ceiling light points, dual aspect double glazed windows to the front and rear and radiators.

**Hallway:** Ceiling light point, and doors leading to a WC and shower room.

**Wc:** 6' 11" x 3' 5" (2.10m x 1.05m) Ceiling light point, WC, wash hand basin, double glazed window to the rear.

**Shower room:** 12' 4" x 6' 7" (3.76m x 2.01m) Ceiling light point, double glazed window to the side, walk-in shower cubicle.

#### First Floor:

**Boiler Room:** 15' 0" x 10' 11" (4.56m x 3.34m) Ceiling light point, boiler room housing central heating unit.

**Waiting room:** 25' 0" x 19' 1" (7.62m x 5.82m) Large room currently used as a waiting room with vinyl flooring, ceiling light points, double glazed windows to the front, radiators and access to a WC.

**Hallway:** Ceiling light points, double glazed window to the rear, radiator.

**Girls Changing Rooms:** 17' 9" x 11' 3" (5.42m x 3.43m) Ceiling light points with double glazed windows to the front shower area, changing areas, uPVC splashback to the walls, radiators, wash hand basin and WC.

**Boys Changing Rooms:** 24' 1" x 14' 8" (7.35m x 4.48m) Ceiling light points, double glazed windows to the rear, tiled flooring with uPVC splashback to the walls, shower area and door leading to a WC.

**Bolton bussiness 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 £14,250 per annum. Though things not the amount paid and perhaps, small business rates relief could be available depending on circumstances.

**Lease Term** The lease term & conditions is negatable on application.

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

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video will be available to watch in due course.

