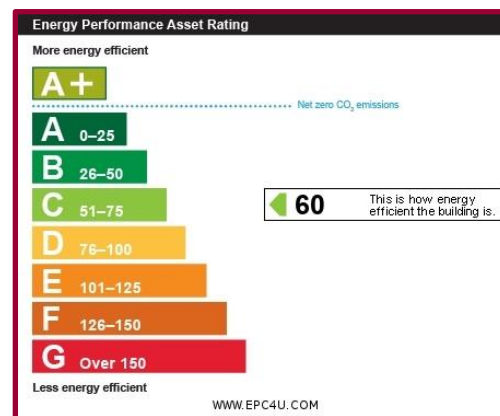
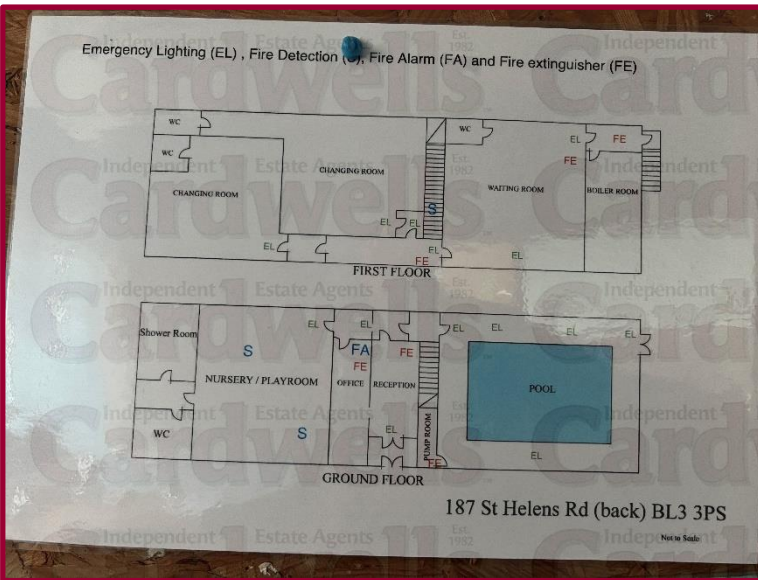




Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

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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 £26,000

BOLTON

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BURY

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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.² 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 or visiting: 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 or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

