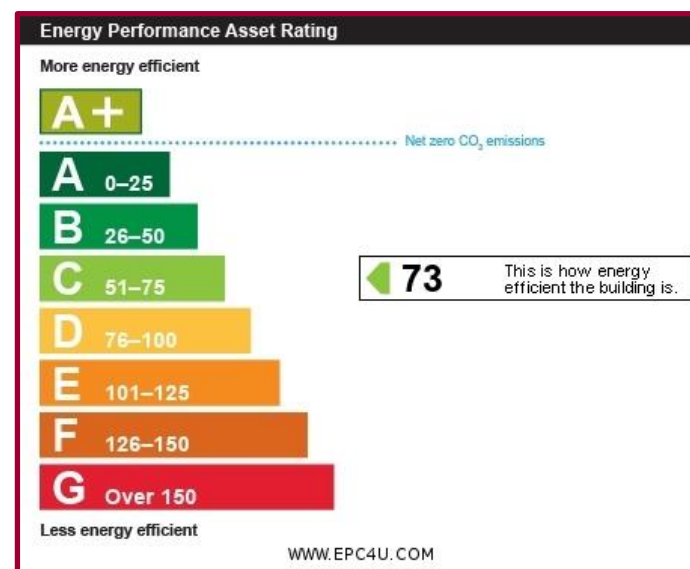




Independent Estate Agents Est. 1982

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LEA GATE, HARWOOD, BOLTON, BL2 4BQ



- To let on a new FRI lease
- Available December
- Prestige shop/office
- Superb property with 947 sqft
- Two levels of space
- Prime main road location
- Former office, immaculately presented
- Gas C/H & alarm system



Annual Rental Of £14,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Former Whittaker's Estate Agents, available to let December 2025 on a FRI Lease, (due to retirement). A superb property with 971sq ft of very well presented retail/office space over two levels, situated on a very busy shopping parade on a main road located opposite Morrisons superstore & garage. Offered to rent in a ready to move in condition, all/any viewer is certain to be impressed. Please watch the walk through video prior to booking an appointment and call Cardwells Lettings Agents 7 days a week for a viewing on 01204 381281 or email us lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Show room/main office: 18' 4" x 20' 7" (5.600m x 6.272m) Arched uPVC double glazed window to the front, three radiators, inset spotlighting.

Staff room/hallway: 13' 6" x 8' 2" (4.119m x 2.486m) Ceramic floor tiling, radiator, spindled turning staircase off to the first floor.

Kitchen: 8' 9" x 10' 8" (2.662m x 3.246m) Quality fitted kitchen with a lovely range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, integrated fridge, ceramic floor tiling, side entrance door, radiator, internal single glazed leaded glass window which is covered from the main showroom/office area.

First floor office: 22' 1" x 13' 6" (6.724m x 4.107m) Measured at maximum points. uPVC windows to the rear and the front, two sets of strip spotlighting, two radiators, built-in storage space containing the Worcester gas combination central heating boiler.

Washroom/W.C: 8' 0" x 3' 3" (2.440m x 1.000m) Measured at maximum points. Through both the wash room and the WC room which has a door separating the two areas, there is a radiator in the WC room and an extractor fan.

Lease Term 5 years preferred, discussed on application

Rateable Value Cardwells Lettings Agents Bolton premarketing research shows that the rateable value is £9,900.

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 Lettings Agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

