



To Let - Office/Retail Premises

33 New Lane, Bolton, Lancashire, BL2 5BN

1,257 ft² (116.78 m²)

- Ready for Immediate Occupation
- Located on a busy retail parade
- May be suitable for alternative uses
- Secure premises with electric roller shutters

Description

The property is a two storey, mid terrace office premises, located along a retail parade on New Lane Brightmet. The property was previously occupied by Bolton at Home and is in an excellent condition throughout. It was previously used as an office but was open to members of the public to be used as a walk-in centre/advice centre. Whilst located on a retail parade there is a large amount of housing within a short distance of the property. There is also a small local retail development, with a large Spa convenience store and car park, also a short distance from the subject property.

The property extends to 1,247 sq. ft over ground and first floor. There is a yard to the rear of the property. Part of the property appears to have been extended but is not of traditional construction and appears to be a temporary structure, which was used as an office.

The property benefits from, a large frontage, with entrance to the ground floor office and a separate staff entrance which leads to the first floor but can also access the ground floor. It is carpeted throughout has W/Cs, a Kitchen, Gas Central Heating Double Glazing, perimeter trunking, fluorescent strip lighting and secure via electric roller shutters on the ground floor. There is public parking directly in front of the property.

Location

The property is located along New Lane, Brightmet, Bolton and is located along a busy retail parade. The is also close to the Spa Convivence Store.

New Lane connects on to Thicketford Road with in turn connects on to both the A676 Tonge Moor Road; a main arterial road into Bolton town centre and the A(58) Crompton Way. It is in a densely populated residential area.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we understand the property extends to 116.7 m² (1,257 ft²) over ground and first floors

Rent and Lease Terms

£12,000 Per annum exclusive of all other outgoings including business rates and utilities and payable monthly in advance.

The lease will be a new full repairing and insuring lease for a term to be agreed. The terms of the lease will be outside sections 24-28 of the Landlord and Tenant Act 1954 Part II.

Interested parties will be required by Bolton MBC to complete an application form in order to assess suitability as a tenant including a credit check. A copy of the form will be provided on request.

Planning Use

Use Class E - Offices.

Alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £3,792

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.



