



To Let - Former Bank premises suitable for a variety of uses

396-398 Halliwell Road, Bolton, North West, BL1 8AN

2,017 ft² (187.38 m²)

- Suitable for a variety of uses
- On site parking
- Prominent Corner Position along Halliwell Road
- Premises may split
- Surrounded by a number of amenities

Description

The subject property is a modern two story commercial premises situated on a prominent corner position along Halliwell Road. It is suitable for a variety of uses subject to the necessary planning consents.

Internally the property provides a large open retail space with a small private office along with a further two private offices to the rear. The property benefits from laminate flooring, suspended ceiling, fluorescent strip lighting and air conditioning. The first floor provides separate male and female W.Cs a large kitchen area and staff break out area.

The property has the benefit of on site parking to the rear of the property.

Location

The property is located in a prominent Corner position at Halliwell Road and Wapping Street in the Smithills area of Bolton. It is in close proximity to a number of local amenities, including local retailers and businesses, and it also has the advantage of free on-road parking to the rear of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, it is close to the junction where Halliwell Road meets Moss Bank Way A (58). Therefore, providing good connections to the greater Bolton area and ultimately the regional and national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas
187.4 sq m (2,017 sq ft)

Ground Floor	1,303 sq ft
First Floor	713 sq ft
Total	2,017 sq ft

Rent and Lease Terms

£25,000 Per annum payable quarterly in advance and exclusive of all other outgoings.

The property is available by way of a a new full repairing and insuring lease for a term to be agreed

Planning Use

Use Class E - Alternative Use may be considered subject to planning consent

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £17,500

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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