



TO LET – RETAIL PREMISES

474 Blackburn Road, Bolton, North West, BL1 8PE

1,040 ft² (96.62 m²)

- Prominent main road position
- Self contained retail space
- Ready for immediate occupation
- Close to a number of amenities
- Suitable for a variety of uses subject to planning consent



Description

The property is a mid terrace retail premises. it provides good shop frontage along Blackburn Road. It has a large open plan sales area to the front of the property, with a W.C. and Kitchen area, with an open plan space to the rear of the property. The first floor, provides two large spaces along with a bathroom. The property is ready for immediate occupation and has the benefit of gas central heating, 3 phase electricity, laminate flooring along with spot lighting throughout.

Location

The property is well positioned on a prominent position along the busy (A666) Blackburn Road and is in close proximity to a number of local amenities including betting shops, hair and beauty salons and most notably Asda supermarket.

The property has good transport connections with Bolton town center as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, which ultimately leads onto the national motorway network.

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 calculate the floor area to be 96.6sq m (1,040 sq ft) over ground and first floors.

The Ground Floor	615 sq ft
The First Floor	379 sq ft
Total	1,040 sq ft

Rent

£12,000 per annum, payable quarterly in advance and exclusive of all other outgoings.

The lease will be held on full repairing and insuring lease for a term to be agreed.

Planning Use

Class E Use – Retail, alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £6,600

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE
01204 221 030
info@fletchercre.co.uk



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