

To Let



# High Quality Ground Floor Retail Unit

465 SQ FT (43.2 SQ M)

📍 GROUND FLOOR 167 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5QE

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent ground floor commercial unit
- Located on the fringes of Horwich Town Centre, with ample parking in close proximity
- Suitable for a range of uses, including retail and office
- Well-presented accommodation
- Glazed display window with electric fob controlled shutter
- High quality finishes throughout
- Alarmed
- Shared WC and kitchen facilities
- 100% Rates Relief for qualifying occupiers
- New Lease - £7,950 per annum, exclusive
- Potential for the accommodation to include rear workshop & lower ground floor stores (Rental and further information on Application)



## LOCATION

The property is located fronting Chorley New Road (A673), close to its junction with Winter Hey Lane/Mason Street, upon the fringes of Horwich Town Centre. The immediate area is a popular and established mixed-use area, with nearby occupiers including multi-nationals such as Aldi Foodstore, The Co-op and Iceland, together with a range of independent occupiers, including hair and beauty, takeaway, restaurant, cafes, off-licence, bridal shops, education uses and accountants.

There is ample free car parking in close proximity and the property lies on a major public transport route, with a bus stop being directly outside the shop.

## DESCRIPTION

167 Chorley New Road comprises a superb, well presented ground floor commercial unit, suitable for a range of uses, including retail and offices/financial and professional services.

The property is accessed directly from the front elevation via a single pedestrian entrance door set within a large double glazed display window. The shop front has electronically operated roller shutter protection.

Internally, the accommodation is open-plan and arranged over a split-level. The property has high quality finishes throughout, including plaster painted wall finishes and tiled flooring. Heating is provided via wall-mounted radiators, whilst the unit is lit by both feature spotlights and high level perimeter lighting.

To the rear of the accommodation, there is a single WC facility and modern kitchen facility, both of which are shared by the adjacent occupier (Hair Salon).

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Retail Sales	43.2	465

\*excludes shared amenities

### LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of 3-5 years.

### RENTAL

The rental is £7,950 per annum, exclusive.

Should a potential Tenant have a requirement for workshop and/or storage accommodation, then to the rear of the property there is a detached workshop and lower-ground floor stores. This may suit businesses such as pottery making classes, or similar.

### VAT

VAT is not applicable.

### USE

E-Class (Commercial, Business & Services). Hairdressing and/or nail and beauty salon use will not be accepted.

### BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £6,800, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton MBC).

### SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

Tenants are responsible for a fair proportion of gas and water usage to the building.

Electricity usage is charged via a pre-paid meter.

### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

### EPC

The property has an current Energy Efficiency Rating of E. The certificate is valid until 14th April 2026. A full copy of the Report is available upon request.

101-125

E

102 E

### VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

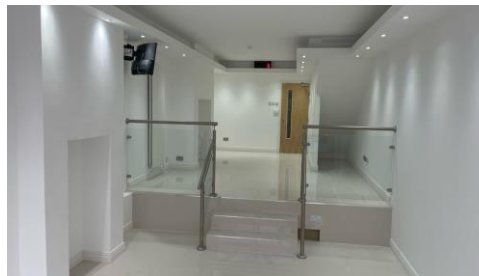
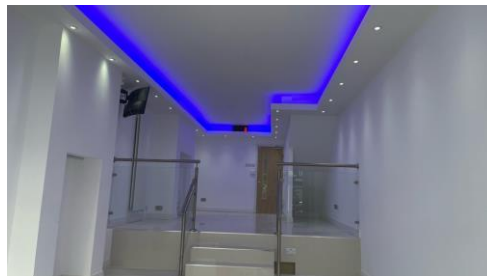
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