

To Let
Ground Floor Retail Unit



Town Centre Retail Unit

881 SQ FT (81.84 SQ M)

📍 90 LEE LANE, HORWICH, BOLTON, LANCASHIRE, BL6 7AE

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Ground floor retail unit
- Town centre location
- Close to many amenities
- Nearby occupiers include Sainsbury's, William Hill, Sue Ryder and Age UK
- May suit a range of occupiers and E-Class (Commercial, Business and Service)
- Free public car parking in close proximity
- 100% Business Rates Relief (qualifying occupiers only)
- New Lease
- Incentives available - subject to Tenant status
- £9,950 per annum exclusive



LOCATION

The property is located prominently upon the B6226 Lee Lane in Horwich Town Centre. Nearby occupiers include Sainsbury's, William Hill, Sue Ryder and Age UK. In addition, there is a range of local independent retailer, including takeaways, cafes, restaurants and bars/public houses.

DESCRIPTION

The property comprises a ground floor retail shop, extending to approximately 881 sq ft NIA. The premises have an extensive display window fronting Lee Lane. Internally, the shop, which may suit a variety of occupiers, is majority open-plan with storage areas at the rear, together with WC and small kitchen facility. There is loading available from the rear of the property. Public car parking is available in Horwich on New Brunswick Street and Wright Street, which is a short walking distance from the property.

The shop requires refurbishment/fit-out by a Tenant to suit their own use.

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
90 Lee Lane - Ground Floor	81.84	881

SERVICES

The mains services connected to the property include water 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.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,500, 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.

LEASE TERMS

The property is available by way of a new Tenant's Internal Repairing and Insuring lease, for a term of years to be agreed.

RENTAL

The rental is £9,950 per annum, exclusive.

VAT may be applicable and if so, will be charged at the prevailing rate.

INSURANCE

The Landlord will insure the premises and recoup the cost of the annual buildings insurance premium from the Tenant. Further information is available upon request.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

VIEWINGS

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

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