

To Let  
£14,000 p.a. exclusive



# Ground Floor Retail Premises

576 SQ FT (54 SQ M)

📍 211 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Rare ground floor retail opportunity
- Situated in the popular and well regarded village of Bromley Cross
- High profile location fronting busy main road
- Part of a busy parade of similar retail properties
- Ample car parking in the immediate vicinity
- Positioned directly opposite the Co-Operative Food Store and Sainsbury's Local
- Close to many local amenities
- Located approximately 2.4 miles south from Bolton Town Centre
- Provides for open plan regular shaped retail accommodation
- May suit other uses - subject to planning permission
- £14,000 per annum exclusive



## LOCATION

The property is located prominently upon Darwen Road, Bolton in the popular and affluent village of Bromley Cross in the north of Bolton. The immediate vicinity is a predominantly residential use area; however, there are a number of local village shops nearby. Occupiers within the parade itself include a tap house/bottle shop, dry cleaners, chip shop, takeaway, barber shop, convenience store and an organic health food cafe.

In addition, in the northern part of Bromley Cross is the "Last Drop Village", which comprises a collection of old farmhouses and farm buildings which were restored in the 1960s into a pub, restaurant, bistro, shop, hotel and conference centre.

Other occupiers in the immediate vicinity include Co-operative Foodstore, Sainsbury's Local, Greenhalgh's The Bakers and Cuppa Coffee.

Bolton Town Centre is located approximately 2.4 miles south of the subject property and is easily accessible via both Blackburn Road (A666) and Tonge Moor Road (A676).

## DESCRIPTION

The subject property comprises a single storey, mid-terraced retail shop forming part of a parade of 8 other similar shops including 2 x take-aways, a dry cleaners, a barber shop, a cafe, micro-pub/brewery and an off-licence. The shop is accessed via a pedestrian door and set within a timber frame display window.

Internally, the shop provides open plan and regular shaped retail space suitable for a range of uses and benefits from a small single storey extension to the rear providing useful storage. There is a single WC facility. The accommodation is ready for internal fit-out by the ingoing Tenant to suit their use/business operation.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate internal areas:

Description/Floor	Sq M	Sq Ft
211 Darwen Road	54	576

## 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.

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

£14,000 per annum exclusive.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,500, with effect from 1st April 2023. This assessment is combined with the adjoining property at 213 Darwen Road. 211 Darwen Road will need to be re-assessed upon occupation by the District Valuer. We would anticipate a new assessment to be in the region of £11,000 to £11,500 Rateable Value. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

Interested parties are advised to discuss this directly with the Local Rating Authority.

## USE

The existing planning permission for the property is for a micro-bar (Sui-Generis), therefore a change of use application will be required back to retail or office use (E-Class).



## 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(122). The certificate is valid until 29 January 2029. A full copy of the Report is available upon request.



## VIEWINGS

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

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