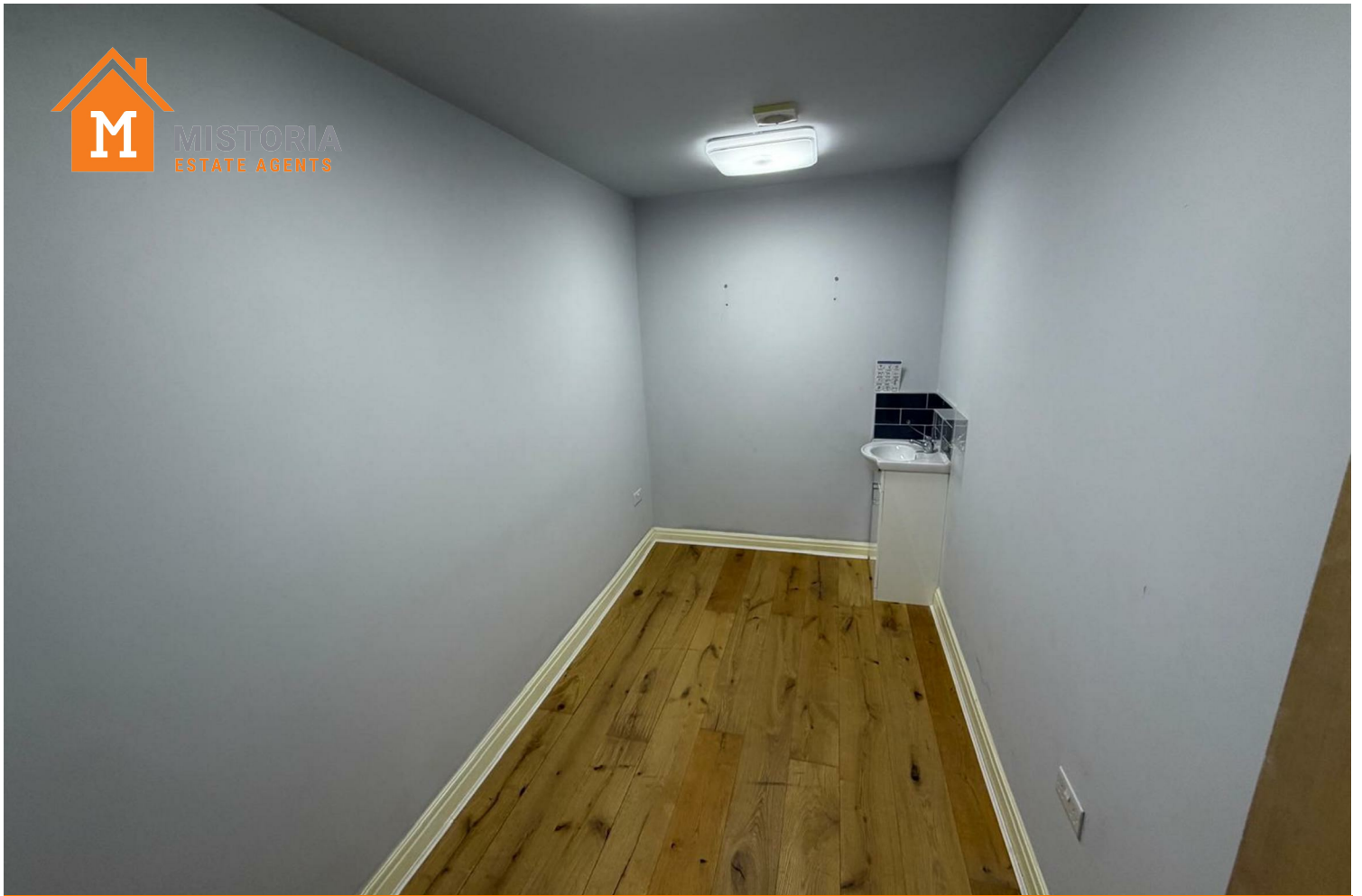




MISTORIA  
ESTATE AGENTS



## 133 Bennetts Lane, Room 2 Bolton

£350 Per

Nestled in the heart of Bolton, this charming period commercial office space on Bennetts Lane offers an ideal setting for your business needs. With a well-designed reception area, this property provides a welcoming first impression for clients and visitors alike. The office features a bathroom, ensuring convenience for both staff and guests.

One of the standout features of this property is its perfect location, which places you in close proximity to local amenities and transport links, making it easily accessible for both employees and clients. The inclusion of utilities in the rental agreement simplifies your operational costs, allowing you to focus on what truly matters—growing your business.

This commercial space is not just a place to work; it is a vibrant environment that fosters productivity and creativity. The period architecture adds character and charm, making it a unique choice for those looking to establish or expand their presence in Bolton.

Whether you are a start-up or an established business seeking a new home, this office space presents an excellent opportunity to thrive in a bustling area. Do not miss the chance to secure this prime location for your enterprise.




- Beauty space to rent
- Excellent location with good passing traffic and footfall
- Ideal for Nail Technician , Manicure, pedicure
- Use of Kitchen and W.C area

#### Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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