



Hyde Estate & Letting Agents

**5-7 Bolton Road (whole ground floor), Bolton
BL4 8DB**

£1,450 Per Calendar Month

Hyde Estates present this ground floor double fronted retail unit in Kearsley. Situated on an established parade of shops fronting Bolton Road (A653), a high traffic location with excellent visibility from the main road. The unit measures approx 1317 SQ FT (122.35 SQ M).



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Location

Situated on an established parade of shops at the junction of Bolton Road (A653), Long Causeway (A5082) and Higher Market Street (A6053). Just a short drive to the A666 and M61 motorway junction 3.

Accommodation

Ground floor approx 1317 SQ FT (122.35 SQ M)

Terms of lease

By negotiation

VAT

We understand the property is not liable for VAT.

Usage

Retail and financial

EPC - C

Business rates

The property is described as "shop and premises" for further information please contact Bolton Council Business Rates Department on 01204 333333.

Legal costs

Each party to bear their own legal costs.

Viewings

Please contact Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB