



**5 Bolton Road (Ground floor left unit), Bolton
BL4 8DB**

£875 Per Calendar Month

Hyde Estates present ground floor 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 835.2 SQ FT (77.6 SQ M).



Description

Hyde Estates present this ground floor 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 835.2 SQ FT (77.6 SQ M). The retail area features a glazed shop front with plastered walls, suspended ceilings and inset lighting. To the rear is a large storage/ workshop with double doors ideal for loading. Electric roller shutters are fitted to the front elevation. The unit would suit a variety of uses that may require a showroom and storage.

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 835.2 SQ FT (77.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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