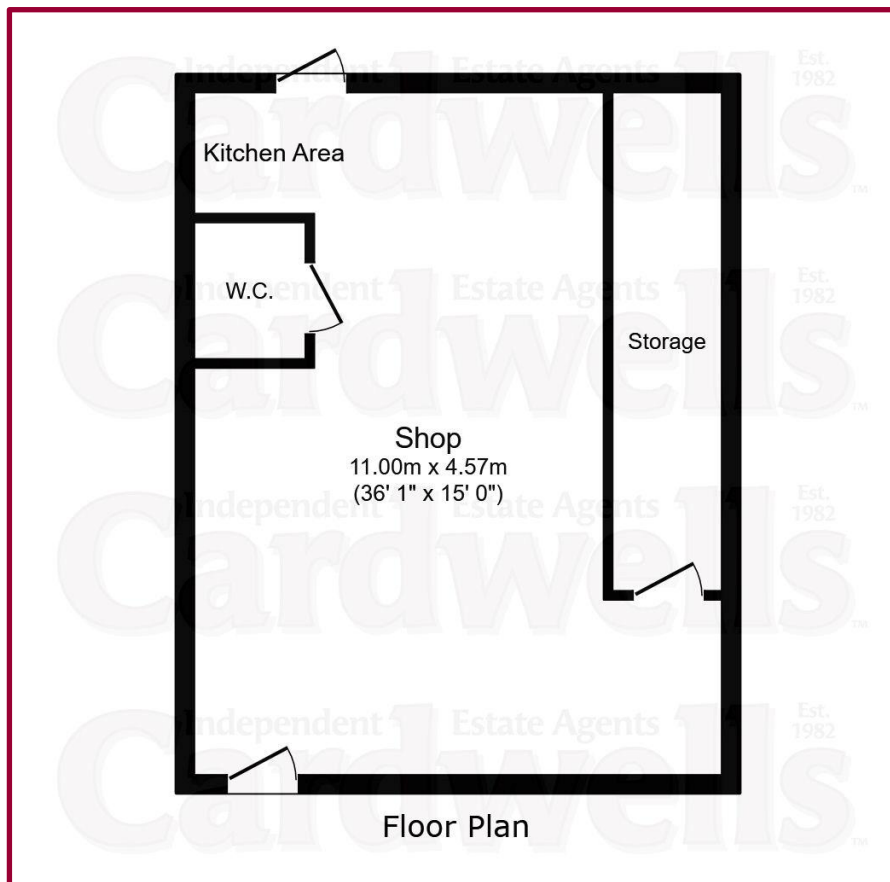




CHORLEY OLD ROAD, HEATON, BOLTON, BL1 6AB



- Ground floor commercial let
- Prominent position
- Recently updated & modernised
- 540 sq ft
- WC room, kitchen area
- Electric heating
- Available now
- Close to town centre



Monthly Rental Of £850

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A great opportunity to lease this prominent ground floor commercial office/shop space, which has been updated, creating a pleasant self contained commercial premises, which could be utilised for a number of uses. The location is a busy mixed residential area, amongst a parade of local shops, takeaways, and a supermarket. There are good transport links and parking on the main road. The interior briefly comprises, shop front space, WC room, small kitchen area and a storage cupboard, the floor area is 540 square feet. A door gives access to the rear yard. Due to a restrictive covenant alcohol, chips & potatoes cannot be sold from the premises. To arrange a viewing, please contact Cardwells Lettings on (01204) 381281, lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop Front 36' 1" x 15' 0" (10.99m x 4.57m) Glazed door with a floor to ceiling window aside, two wall mounted electric heaters, six double electrical sockets , LED lighting.

Storage Area Ample storage space, which houses is the electric meter.

W/C Close coupled WC.

Kitchen Area There is a stainless steel sink unit.

Externally An external door gives access outside to the rear yard, there is a paved yard area for storage and bins.

Business Rates The premises will be liable for business rates and is in the process of being calculated with Bolton Council

Lease Terms The lease & term is negotiable on application with the landlord.

Credit Check Fee If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 or emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

