



**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).



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| 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 CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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



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

