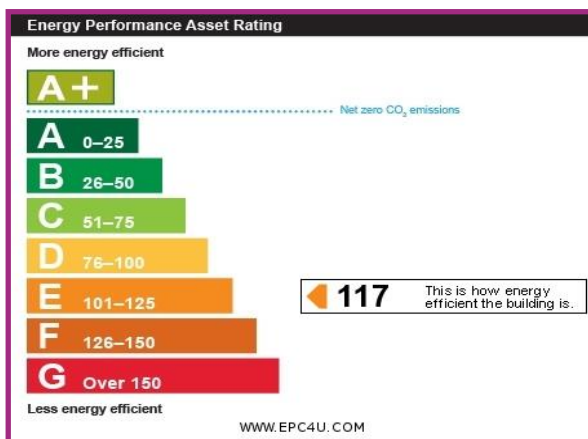




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk



Independent Estate Agents  
**Cardwells**  
Est. 1982

Independent Estate Agents  
**Cardwells**  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MANCHESTER ROAD, BOLTON, BL3 2QS**



- Prominent commercial premises
- Busy main road location
- Opposite Burnden retail park
- Large car park over the road
- Approx 1,210 square feet
- Accommodation over 3 levels
- Large open plan Grnd Flr salon /office space
- 2 WC rooms, kitchen / staff rm, parking



**Offers in the Region Of £225,000**

<b>BOLTON</b> 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: <a href="mailto:bolton@cardwells.co.uk">bolton@cardwells.co.uk</a>	<b>BURY</b> 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: <a href="mailto:bury@cardwells.co.uk">bury@cardwells.co.uk</a>	<b>LETTINGS &amp; MANAGEMENT</b> 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: <a href="mailto:lettings@cardwells.co.uk">lettings@cardwells.co.uk</a>
------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 superbly positioned commercial premises which is directly opposite a retail Park and it's superb car parking facilities, in fact just outside the property is a pedestrian crossing which leads to the retail park. Situated just outside the town centre of Bolton the property is on one of the main arterial routes in and out of the town centre so there is a great deal of passing traffic, whilst Bolton train station is nearby which directly serves Manchester, Salford, Preston, Blackpool and beyond. There is accommodation over three levels and according to the Valuation Office details the accommodation extends to 112.48 square metres = 1210 square feet in total.

This is a versatile space which is currently being used as a salon/office but could just as easily be used for retail space, in fact there is a large shop window already in place to the front. On the ground floor there are two treatment rooms which extends to over 10 m in length, an office to the rear and ground floor WC room, on the first floor there are two treatment rooms and the kitchen/staffroom and a first floor WC room, whilst on the upper floor there is a sizable treatment room with four roof windows allowing it to be flooded with natural light. To the rear of the property is a vehicle access roller shutter door which provides private car parking. The shop window, doors are fitted with shutters, there are a great number of power points etc in anticipation of workstations being put in place, and there really is a great deal to admire.

Commercial properties of this enviable position and calibre rarely come to the market and this is an opportunity not to be missed. Viewing is highly recommended to appreciate all that is on offer, in the first instance of walk through viewing video is available to watch, and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Ground floor treatment room:** 33' 7" x 15' 4" (10.231m x 4.661m) The large shopfront extends to the full width of the office with two large windows to either side of the entrance door, spotlighting, strip lighting, large number of sockets and data points, UPVC window to the side, turning staircase off to the first floor,

**Ground floor WC washroom** 7' 11" x 3' 10" (2.406m x 1.156m) Two piece white suite comprising WC and wash hand basin with extractor fan.

**Rear treatment room:** 11' 8" x 8' 3" (3.553m x 2.522m) Measured at maximum points. Emergency exit door.

#### **Middle floor**

**Treatment room:** 15' 4" x 12' 4" (4.678m x 3.765m) UPVC window to the front which enjoys the aspect over Burnden retail park to the front, built-in storage units, walk-in storage space underneath the stairs, door off to access the stairs to the upper floor.

**Treatment room 2:** 12' 10" x 12' 3" (3.919m x 3.737m) UPVC window to the side, the entry point from the stairs from the ground floor, an excellent number of sockets.

**Kitchen/Staff Room** 14' 8" x 8' 4" (4.481m x 2.543m) Fitted with a range of matching: drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, ample place for a dining table, UPVC window to side, wall mounted gas central heating boiler, UPVC door to the rear which leads to the metal staircase to the rear of the building.

**First floor WC room.** 5' 3" x 2' 4" (1.599m x 0.713m) A two-piece white suite comprising WC and wash hand basin, radiator, ceramic wall tiling.

#### **Upper floor**

**Open plan treatment room:** 17' 7" x 14' 7" (5.353m x 4.438m) Four double glazed roof windows which allows the space to be flooded with natural light, lower sloping head height the central point is around 2.321 m, there is eaves storage space to the front and the rear.

**Parking** To the rear of the property is an enclosed yard area which is served by a metal roller vehicle access door which means that there is secure parking to the rear of the property.

**Viewings** In the first instance of walks reviewing video is available to watch. All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold 999 years from 1 May 1888

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly

helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

