

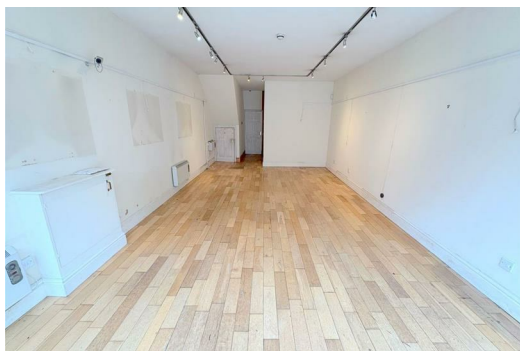
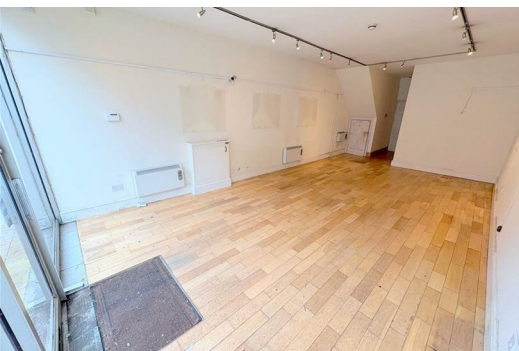


Hyde Estate & Letting Agents

**54 Lee Lane, Bolton
BL6 7AE**

£650 Per Month

Hyde Estates present this ground floor shop and premises in Horwich village. Located in the centre of Horwich on an established parade of shops fronting Lee Lane (B6226) with excellent passing trade. The approx gross internal area is 42.17 m sq (454 sq ft). Incentives available.



Briefly comprising; open plan retail space with neutral decoration, hardwood flooring and halogen spotlights. To the rear is a kitchen area with fitted wall and base mounted units, WC and rear access. The property features a glazed shop front with electric security shutters. Parking is easily accessible, with free on-street parking and a complimentary public car park directly behind the shop on Captain Street. The surrounding area features a mix of retail, leisure and dining options with well-known brands such as, Sainsbury Local, Sue Ryder, William Hill, Greenhalghs Bakery, Natwest as well as a multitude of independents ensuring a thriving commercial environment.

Approx gross internal area - 42.17 m sq (454 sq ft).

Incentive

First two months rent free.

Location

Situated on an established parade of shops fronting Lee Lane B6226, a continuation of Chorley Old Road in Horwich, and conveniently located to the M61 motorway junction 6.

Usage

Shop and premises

Business rates

The property is described as " shop and premises " with a current rateable value of £5,300 per annum. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Bolton Council's Business Rates Department on 01204 333333.

Legal costs

Each party to bear their own legal costs.

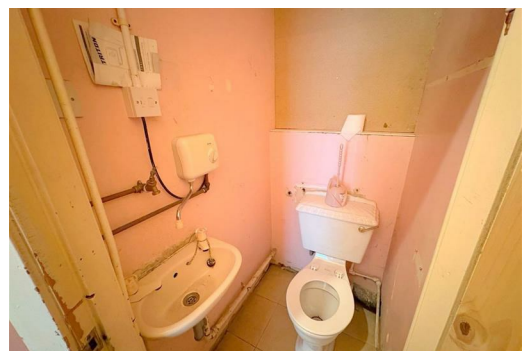
EPC - TBA

Viewings

Strictly by prior appointment through Hyde Estate & Letting Agents.

Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(29-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(29-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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