



To Let Ground Floor Retail Premises

30 Moor Lane, Bolton, Lancashire, BL1 4TH

838 ft² (77.85 m²)

- Prominent Position along a busy road
- Opposite the proposed Moor Lane Housing Development
- Ready for immediate occupation
- Close to the University and College Campus
- Suitable for a variety of uses subject to planning

Description

The subject property is a prominent mid terrace ground floor retail unit. It can be used for either retail, office or showroom space. It is a long rectangular unit which is open plan. There is a W.C. and kitchen area to the rear along with a communal loading area.

The unit is in a good condition and has the benefit of suspended ceiling, LED Lighting, double glazing and an electric roller shutter. It is ready for immediate occupation.

Location

The property is located on a prominent corner position along Moor Lane on the periphery of Bolton Town Centre. Opposite the proposed Moor Lane Development site. It is a short distance from the University of Bolton and Bolton College. It has good transport links with the A(666) being accessed within a 5 minute drive. It is also has good access to the local road network. Bolton Train Station can be also within a 10 minute walk from the subject property.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 62.24 m (670 ft) of accommodation.

Rent and Lease Terms

£12,000 Per annum exclusive of all other outgoings.

The lease will be on internal repairing and insuring terms for a minimum term of 12 months

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

The rates will be assessed on occupation

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
info@fletchercre.co.uk

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