



## To Let Ground Floor retail premises

28 Moor Lane, Bolton, North West, BL1 4TH

838 ft<sup>2</sup> (77.85 m<sup>2</sup>)

- 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 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 also be accessed 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.

## Tenure

Leasehold

## Rent

£12,000 Per annum

## 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  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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