



TO LET - Car Show Room Premises

Signature Vehicles, 187 Egerton Street, Farnworth, Bolton, North West, BL4 7EJ

3,652 ft² (339.27 m²)

- Prominent Showroom
- Recently Refurbished
- Ready for Immediate Occupation
- Secure Premises
- Popular location

Description

The subject property is highly prominent car show room with external yard space. It is a single storey detached show room premises with car sales pitch/ parking to the front of the property. providing excellent exposure to at the corner of Gladstone Road and Egerton Street.

The property benefits from a large amount of glass frontage and a roller shutter to the front and the rear of the property to bring vehicles in and out. The unit also provides a large open plan show room space, a small kitchen area and W.C. to the rear of the property. The property also benefits from electric roller shutters, gas central heating, suspended ceiling and new LED lighting, industrial polished concrete flooring and CCTV.

Location

The property is located on Egerton Street in the Farnworth area of Bolton and is well positioned for access to both Farnworth and Bolton Town Centres. The property is also well located for access to the A666 (St Peters Way) which provides access directly to the M60, Manchester City Centre and the wider motorway network. The immediate area surrounding the property is a mix of both of residential and commercial users.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) 339.27 sq m (3,652 sq ft).

Rent & Lease Terms

£33,000 Per annum payable monthly in advance and exclusive of all other outgoings. The lease is available by way of full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable.

Business Rates

Rateable Value £32000

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Mrs John Fletcher
01204 221030
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