



TO LET - Retail/ office

348 Bury Road, Bolton, Lancashire, BL2 6DD

340 ft² (31.59 m²)

- Suitable for a variety of uses
- Prominent location along Bury Road
- Good access to the A666
- Surrounded by a mix of local retailers
- Located in a popular residential area

Description

Ground floor office/retail premises which would be suitable for a variety of uses including retail, office dental, medical or health & beauty use.

The premises has recently been refurbished and is ready for immediate occupation. The subject property provides a large office/sales/retail space to the front with an enclosed office space behind. There is a storage area at the rear with a W.C. and rear porch for both access and storage.

Location

The subject premises are located on a prominent position on Bury Road; a main arterial road that connects to both Bolton and Bury town centres. It has good access to the A(666) St Peters Way and the local road network

The property is surrounded by a mix of local retailers.

Rent

£600.00 Per Calendar Month

Planning Use

The property could suit a variety of uses

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

The business rates are the responsibility of the ground floor occupier, however, we understand it has a rateable value of £3,100. Small business rate relief may apply.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Mrs Kim Fletcher
01204 221030
kim.fletcher@fletchercre.co.uk



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