



To Let – Ground Floor Retail Premises

4 Broadgate, Bolton, Lancashire, BL3 4PZ

647 ft² (60.11 m²)

- Located along a retail parade
- Large public car park
- Previously used as a café/ take away
- Parade provides a number of local services
- Suitable for a variety of uses

Description

Situated along a local retail parade, the subject property provides a ground floor self contained premises previously used as a cafe and takeaway premises. It provides an open plan sales area with serving counter.

There is a food preparation and cooking area which some extraction facilities still installed. To the rear is a storage area and W.C. The unit would be suitable for its continued use but would require some cosmetic refurbishment. Alternative uses may be considered subject to the terms agreed.

The property is secured via an electric roller shutter and has an external yard area. The unit benefits from a number of public car parks located to the front and rear of the property.

Location

The subject property is located along the retail parade Broadgate which is located on the Ladybridge Estate.

Broadgate provides a number of local services, including a Doctors Surgery, Pharmacy, Newsagents, Mosque and Public House. It is accessed via Broadford Road, which connects the the majority of the estate. This ultimately provides access to Beaumont Road and Wigan Road.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 60.11 m² (647 ft²)

Rent and Lease Terms

£8,000 Per annum payable quarterly in advance and exclusive of all other outgoings.

The lease will be on new full repairing and insuring terms for a term to be agreed.

Planning Use

Use Class E - Alternative uses may be considered

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £4,518

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE

John Fletcher

01204 221 030

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