



## TO LET – Prominent Showroom Premises

Ground Floor 360 Park Road, Westhoughton, Bolton, North West, BL5 3HX

883 ft<sup>2</sup> (82.03 m<sup>2</sup>)

- Highly prominent location
- Onsite parking
- Modern Ground Floor Showroom
- Fantastic transport links
- Excellent Location

## Description

A rare opportunity to lease this prominent property with ground floor retail / show room / office accommodation, situated on the busy Chequerbent Roundabout.

Open plan showroom premises with painted plaster walls and ceiling with spot lighting throughout along with tiled flooring. There is a secure electric roller shutter to the rear of the property which leads to the rear yard area.

It also has the benefit of gas central heating and double glazing; there is also a WC and small kitchen area which is used as a storage to the rear of the property.

Finally the property benefits from allocated parking spaces to the rear.

The property would be suitable for a variety of uses.

## Location

The property is located on Park Road, at Chequerbent Roundabout, Westhoughton, Bolton. It is surrounded by a mix of residential and commercial properties. It has excellent transport links, being just off Junction 5 of the M61 and close to Westhoughton Town Centre and close a number of developments including Hulton Park.

## 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 the following ground floor area of 883 ft<sup>2</sup> (82.03 m<sup>2</sup>).

## Rent and Lease Terms

£16,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The ground floor will be held on a full repairing and insuring lease for a term to be agreed.

## Planning Use

Use Class E – Retail use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable at the prevailing rate.

## Business Rates

Rateable Value £6,500

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030  
info@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.