



TO LET - Retail Premises

247, Tonge Moor Road, Bolton, Lancashire, BL2 2JD

1,065 ft² (98.94 m²)

- Rare opportunity to lease this prominent property
- Located in a popular position along Tonge Moor Road
- Suitable for a variety of uses
- Available for immediate occupation
- Close to National retailers such as the Co-Op and the Post Office.

Description

The subject property is located on a prominent position on Tonge Moor Road and provides a mid terrace office building, over ground and first floors. The ground floor accommodation provides an open plan office/retail area, with a store room and kitchen to the rear.

The first floor, is split into two rooms which could be used as office/storage space with a three piece bathroom to the rear.

The property is carpeted throughout, with LED panel lighting, electric heating, it is alarmed and secured with a electric roller shutters to the front that secures the ground floor front elevation. The property is suitable for various uses such as retail, office, beauty or professional services.

Location

The subject property is located on the popular Tonge Moor Road (A676) which provides a mixture of local retailers, larger convenience stores and hot food takeaways including the Cooperative.

Bolton Town Centre is approximately 0.8 miles Southwest of the property and benefits from good transport links via the A58 and A666, St Peters Way.

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 floor areas:
1,065 ft (98.94 m)

Tenure & Lease Terms

Leasehold - A new full repairing and insuring lease for a term to be agreed.

Rent

£12,000

Planning Use

Use Class E - Retail

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £5,800. May get small business rate relief.

Viewing

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