



To Let First Floor Gym and Studio accommodation with on site parking

First Floor Studios, 137-141 Chorley New Road, Bolton, Lancashire, BL6 5QF

1,711 ft² (158.95 m²)

- Prominent corner position along a busy main road
- Recently refurbished throughout
- Close to Horwich Town Centre
- Close to Rivington Chase development of 1,700 proposed new homes first phase under construction
- On site car park to the rear
- Self Contained Accommodation
- Suitable for a variety of uses

Description

The property comprises a substantial prominent mixed use commercial building which has been refurbished to a very high standard. The available accommodation provides for a superb, self-contained first floor studio, suitable for a range of uses including, studio gym, hair & beauty, aesthetics, training facilities or offices. The accommodation is open plan and benefits from its own kitchen and WC facilities. The accommodation also provides for 3 spacious office/meeting rooms, kitchen, storeroom and WC.

There is car parking available at the rear.

Location

The subject property is situated on the A673 Chorley New Road which is close to Horwich Town Centre, it is located on a main arterial route that connects to both Bolton Town Centre and Chorley. It also provides good access to junction 6 of the M61 motorway and is situated 1.3 miles from Blackrod train station and 2.6 miles from Horwich Park Way train station. The Property is surrounded by a mix of retail and restaurant premises and residential housing.

The property is also a short distance from Rivington Chase, where the first phase of the residential element of the site is under construction. The site will provide 1,700 homes along with a new link road to Middlebrook and employment land.

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 sizes:

Studio 1 89.28 m (961 ft)

Studio 2 69.68 m (750 ft)

Total - 159.5 m (1,711 ft)

Rent and Lease Terms

£15,000 per annum exclusive of all other outgoings payable monthly in advance.

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

Planning Use

Use Class E - Alternative uses may be considered on their own merits

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £11,250 - If the premises are split the rateable value may be reassessed. The premises currently will benefit from 100% rates relief for small qualifying businesses.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
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.

