



To Let Commercial Premises - Suitable for a variety of light industrial/workshop uses

Unit To The Rear Of, 433 St. Helens Road, Bolton, Lancashire, BL3 3RT

820 ft² (76.18 m²)

- Suitable for a variety of office, workshop and storage uses
- Located just off St Helens Road
- Excellent transport links
- Ready for immediate occupation
- Detached building

Description

The property comprises a self-contained two-story building providing a ground floor workshop/industrial space with first floor office accommodation. The first floor is predominately open plan and a private offices the space also incorporates a W.C. facility. The accommodation is of traditional brick construction beneath a pitched roof and benefits from single phase power supply. Internally, the workshop provides open storage/workspace with x2 roller shutter access, while the office space is fitted with lighting and carpeted flooring, suitable for administrative or ancillary use.

The property is not suitable for any motor trade or garage use.

Location

The property is located to the rear of 433 St Helens Road, fronting Blethyn Street. It is accessed via a shared service yard serving surrounding commercial and residential properties. St Helens Road is a well-established arterial route linking Bolton Town Centre with Farnworth and the wider Greater Manchester area, providing convenient access to local amenities and public transport links. The location benefits from good connectivity to the A579 and regional road network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	410 sq ft
Lower Ground	410 sq ft
Total	820 sq ft

Rent and Lease Terms

£9,000 per annum, payable monthly in advance and exclusive of all other outgoings.

The lease will be held on full repairing and insuring terms, for a length of lease to be agreed.

Planning Use

Use Class E - Office and light industrial Space

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £5900

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk

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