



## To Let - Ground Floor Retail Premises

1 Lawson Street, Bolton, Lancashire, BL1 7AE

914 ft<sup>2</sup> (84.91 m<sup>2</sup>)

- Refurbished Commercial Premises
- Potential for a variety of uses subject to planning
- Highly prominent location
- Opposite free public car park
- Located in popular and busy location of Astley Bridge
- Busy main road location close to national and local retailers

## Description

The subject property is a self contained ground floor commercial premises, suitable for a variety of retail uses. It has recently been refurbished to provide a double fronted open plan sales area, with male and female W.C.s to the rear. The property has an electric roller shutter along the front elevation, it will also have the benefit of suspended ceiling, screeded floor and single phase power. It is located in a highly prominent spot and directly opposite the free public Lawson street car park.

## Location

The property is well positioned on a highly prominent position along Lawson Street, which connects to both Belmont Road and Blackburn Road, directly opposite Lawson Street Car Park. The busy (A666) Blackburn Road. It is located close to and opposite a number of national and local retailers including ASDA, Dominos Pizza and Betting Shops.

The property has good transport connections with Bolton Town Centre as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, which ultimately leads onto the national motorway network.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Gross Internal Area basis (GIA) and the ground floor provides the following floor area 914 sq ft

## Rent and Lease Terms

£18,000 Per annum payable monthly in advance and exclusive of all other outgoings.

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

## Planning Use

We understand the planning for the property is for Use Class E – Retail use.

The property would also be suitable for alternative uses. We would recommend interested parties undertake their own investigations in this regard.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

The unit is to be assessed by the VOA upon completion of the works. Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk



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