



Showroom premises with on site parking To Let

33 Higher Bridge Street, Bolton, Lancashire, BL1 2HE

2,289 ft² (212.65 m²)

- On site car park to the rear
- Character building suitable for variety of uses (subject to planning where required)
- Incentives available subject to use and terms agreed
- Located on the edge of Town Centre, close to Top Way and the A(666)
- Internal height of 6.5 metres

Description

Opportunity to lease a substantial commercial premises with one site parking.

The Grade II Listed Former Church premises, previously traded as a carpet warehouse and retail showroom. The property offers generous open plan accommodation with a mezzanine area comprising a storage area, office, x2 W.C.s and a small kitchen area. There is parking for 4-5 vehicles to the rear of the property. The car park is accessed via Palace Street, off St Georges Road.

The property is considered suitable for a variety of occupiers, including, retailers, trade counter operators, educational and leisure users. Other users may also be considered based on their own merits. It has the benefit of suspended ceiling, single phase power and an eaves height of 6.5 metres. Works may be required on the property subject to use and the landlord may offer incentives or undertake works subject to terms agreed on the property.

Location

The property occupies a prominent position on the periphery of Bolton town centre, next to the Holiday Inn and a short distance from the Market Place and a number of national car dealerships.

Higher Bridge Street, connects to Topp Way and A(666) Blackburn Road/St Peter's Way which provides direct access to the M61 motorway, connecting Bolton with Manchester, Preston, Blackburn and the wider North West.

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:

Ground Floor	1,752 sq ft
Mezzanine	537 sq ft
Total	2,289 sq ft

Rent and Lease Terms

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

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

Planning Use

Use Use Class E - Showroom

Please note the property is Grade II Listed

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £14,500

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
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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