

TO LET

RETAIL SHOP PREMISES

386 SQ FT (35.82 SQ M)

Lamb & Swift
Commercial Property

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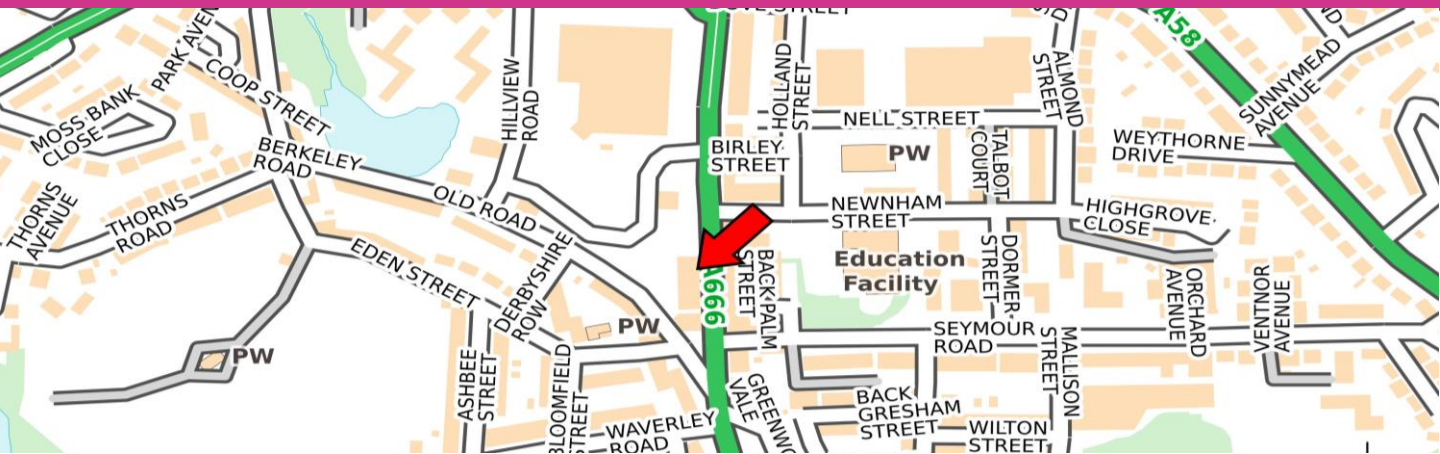


465 BLACKBURN ROAD
BOLTON
BL1 8NN

£7,500

Per annum exclusive

- Prominent position fronting busy main road
- Located in a popular and busy out of town location
- May suit a number of uses subject to planning permission
- £7,500 per annum exclusive



LOCATION

The subject property sits prominently fronting the northern side of Blackburn Road (A666), close to its junction with Old Road and Seymour Road and is situated within a mixed use commercial and residential area of Bolton. The property is surrounded by a number of local independent retailers such as Newsagents, Takeaways, Florists and pubs with Asda Superstore located just a short walk away.

The property provides for excellent road access to the M61 National Motorway Network via the A666 Blackburn Road and St Peters Way.

DESCRIPTION

The subject property comprises a ground floor single fronted retail premises of traditional masonry construction, set beneath a pitched slate roof covering, with outrigger to the rear. The rear yard provides for shared access with the Tenant currently occupying the first floor flat. The toilet facility is located within the rear yard.

The property is accessed via a single timber pedestrian doorway set within the single display frontage.

Internally, the property is currently configured for a retail area to the front of the property, with additional rooms to the rear of the property.

The property benefits from a manual shutter to the display window and access door.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Ground Floor	35.82	386
Total	35.82	386

LEASE TERMS & RENTAL

The property is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £7,500 per annum exclusive.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,300.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: D (86)

Date of Certificate: 10th February 2014

A full copy of the EPC and Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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