

TO LET

GROUND FLOOR RETAIL PREMISES

69.29 SQ M (692 SQ FT)

Lamb & Swift
Commercial Property

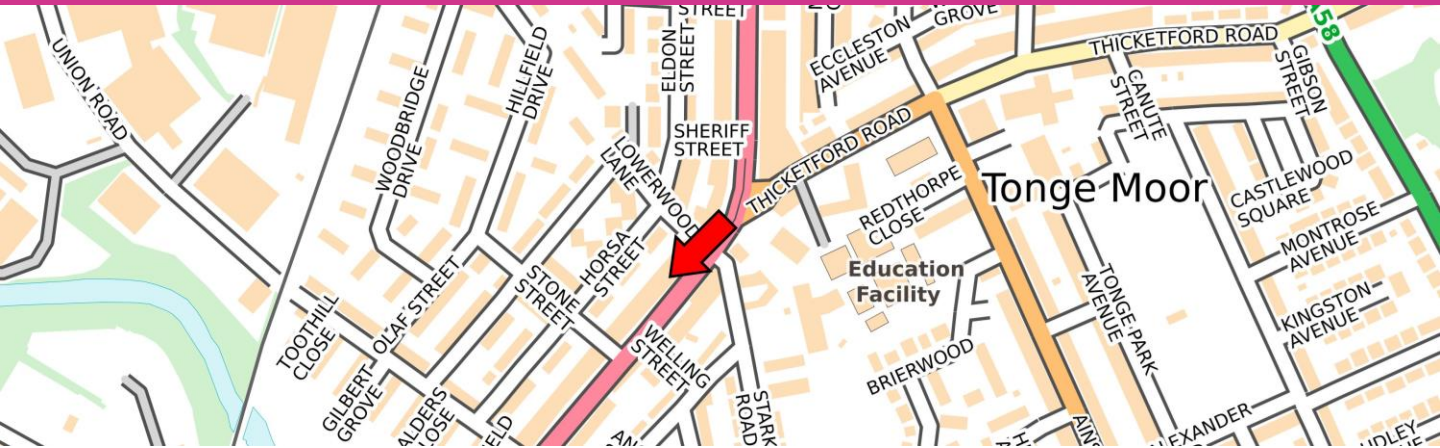
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GROUND FLOOR
107 TONGE MOOR ROAD
BOLTON
BL2 2DL

£10,000
Per annum

- Prominent mid terraced ground floor retail premises
- Recently refurbished
- Popular mixed-use area
- May suit alternative uses STPP
- New lease available £10,000 per annum inclusive of electricity



LOCATION

The property is located approximately 1.1 miles North East of Bolton Town Centre upon Tonge Moor Road, the A676, with convenient links to the A58 ring road. The property is situated within a popular, mixed use commercial and residential area, although benefits from a position close to other retailing properties, including Matalan, Heron Foods, Ladbrosks and other smaller, independent retailing units.

DESCRIPTION

This mid terraced mixed-use premises comprises of retail at ground floor level and a 1 bedroom residential flat located on the first floor. The property is of cavity red brick construction and sits beneath a pitched and slated roof covering. Internally, the premises have recently been refurbished throughout to a high standard and consist of plaster painted walls and ceilings throughout and benefit from LED lighting.

The property also benefits from an extension to the rear, providing for a garage ideal for storage, which can be accessed externally via an electrically operated roller shutter, or an internal doorway.

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 | 64.29 | 692 |

LEASE TERMS & RENTAL

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

The rental is £10,000 per annum inclusive of electricity.

SERVICES

The mains services connected to the property to include water, gas, 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 £5,400 from 1st April 2023.

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

An EPC has been commissioned and a full copy of the 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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