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

- Prominent mid terraced ground floor retail premises
- Recently refurbished
- Popular mixed-use area

 May suit alternative uses STPP

£10,000

Per annum

 New lease available £10,000 per annum inclusive of electricity

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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, Ladbrokes 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 form 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.

FPC

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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Contact: Nathan Broughton Email: nbroughton@lambandswift.com

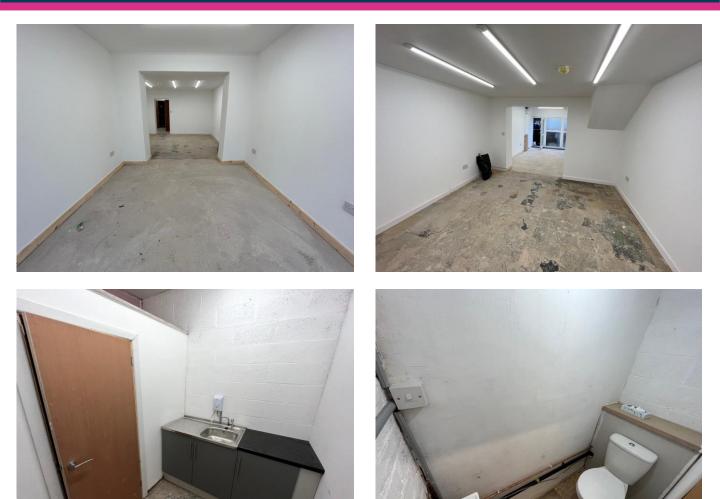
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