

# TO LET

Lamb & Swift  
Commercial Property

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**GROUND FLOOR RETAIL PREMISES**

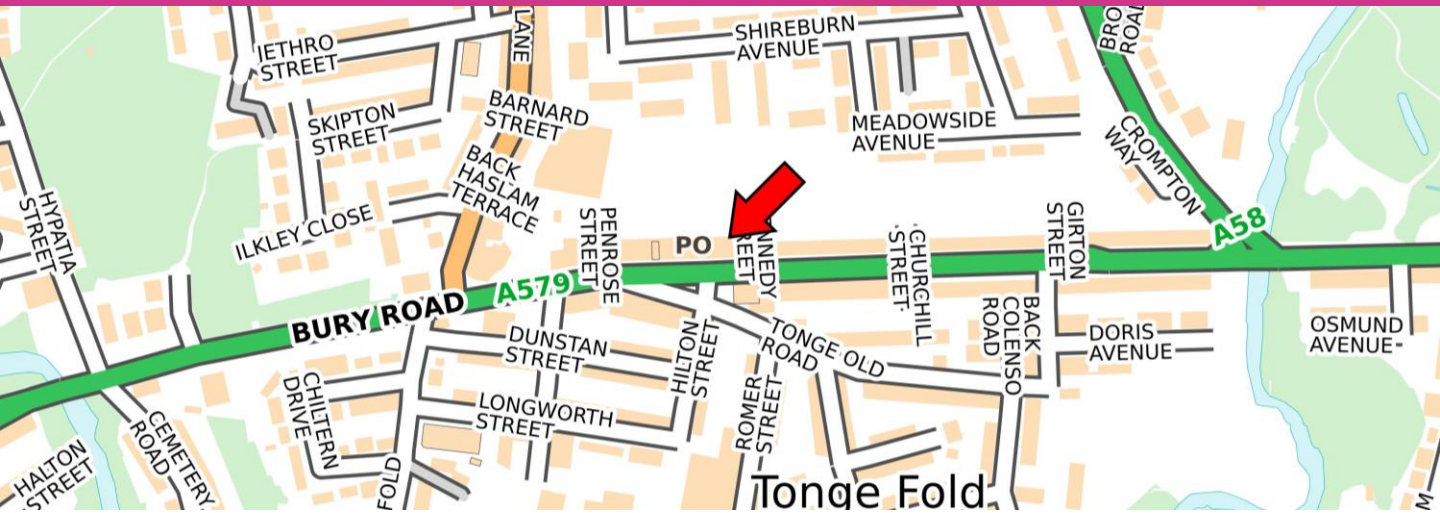
**51.96 SQ M (559 SQ FT)**



**357 BURY ROAD  
BOLTON  
BL2 6BB**

**£9,500**  
Per annum

- Prominent position fronting busy main road
- Located in a popular out of town location
- Fronting a public transport route
- May suit alternative uses STPP
- New lease available £9,500 per annum



### LOCATION

The property is situated in the Tonge Fold area, approximately 1.5 miles northeast of Bolton town centre. Conveniently located near the M60 motorway, offering direct links to Manchester. The property is part of a mixed-use area comprising both residential and commercial establishments.

### DESCRIPTION

The subject property is a mid terraced, retail premises of traditional masonry construction set beneath a pitched slate roof covering. The property benefits from a fronted window with central access and electric shutter.

The accommodation is arranged across ground floor, with a small gated yard to the rear accessed via a roller shuttered door with on street parking surrounding.

Internally the property consists of a mix of plaster painted and wallpapered walls with vinyl flooring. The property was previously utilised as a takeaway but would suit a variety of alternative uses.

### 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	53.88	580

### 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 £9,500 per annum exclusive.

### VAT

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

### SERVICES

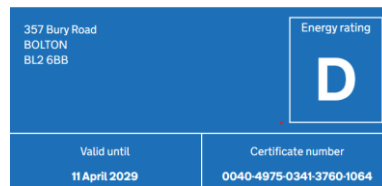
The mains services connected to the property to include water, electricity supply and mains drainage.

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Local Authority.

### EPC



### 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: Kieran Sutton

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