TO LET RETAIL PREMISES – ACROSS 3 FLOORS 1,668 SQ FT (154.96 SQ M)

Lamb & Swift

01204 522 275 | Jambandswift.com



90 BRADSHAW ROAD BOLTON **BL2 3EW**

£20,000 per annum

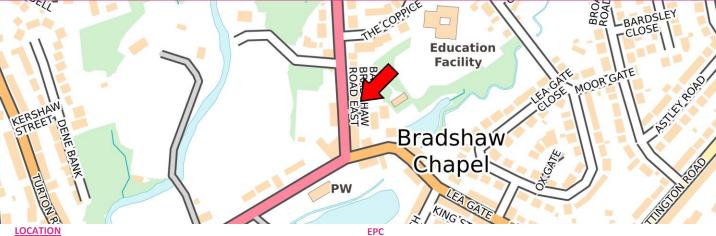
Prominent shop frontage

area

- Former Beauty Salon, suitable for a variety of trades
- Situated in an attractive mixed
- Within easy reach of the M61
- **Close to public transport links**
- **Available immediately**
- £20,000 per annum exclusive

Lamb & Swift

01204 522 275 | Iambandswift.com



The subject property is located in the town of Bolton on Bradshaw Road, which is in turn accessed via Bolton Road.

Bradshaw Road itself is a well-established street, surrounded by a variety of local amenities. The location provides good transport links, with easy access to Bolton's town centre, where you can find a wider selection of shops, restaurants, and leisure facilities.

Additionally, the property is within reach of key road networks, including the M61 motorway.

DESCRIPTION

The property is an end terrace which comprises stone elevations set beneath a pitched slate roof covering and benefiting from a double fronted shop front.

Internally the property has a spacious open front ground floor with stairs leading to the first floor. Throughout the first and second floor is a range of good sized rooms which were previously utilised as treatment rooms. There is also a modern kitchen and WC.

There is sufficient on street parking surrounding the building.

ACCOMMODATION

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

Description	SQ M	SQ FT
Ground Floor	64.48	694
First Floor	44.57	480
Second Floor	45.91	494
Total	154.96	1,668

LEASE TERMS & RENTAL

Available by way of a Tenant's Full Repairing & Insuring basis, at a term of years to be agreed.

The Rental is £20,000 per annum.

An EPC has been commissioned and a full copy of the report can be made available upon request.

<u>VAT</u>

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 £10,750.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property to include mains 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.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial. **Telephone**: 01204 522275

Contact: Lois Sutton Email: <u>lsutton@lambandswift.com</u>

Contact; Kieran Sutton

Email: <u>ksutton@lambandswift.com</u>

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 40Z



Acors Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All secriptions, effective, dimensions, reference to condition and necessary permissions for use and ecoquation and other details are given without responsibility and ary intending purchasers or lessees and do not constitute part of an offer of contract, b] All secriptions, reference to condition and necessary permissions for use and ecoquation and other details are given without responsibility and ary intending valuaceer in relation to the propyrum of themselves and so that particularity in the any authority in relations or warranty valuaceer in relation to this property.

Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com

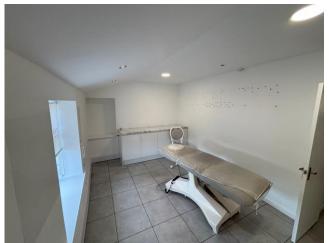












Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, indexing on the set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, indexing on the set out as a general outline only for the guidance of intending purchasers or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or variantly whatsoever in relation to this property.