

TO LET

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

Lamb & Swift
Commercial Property

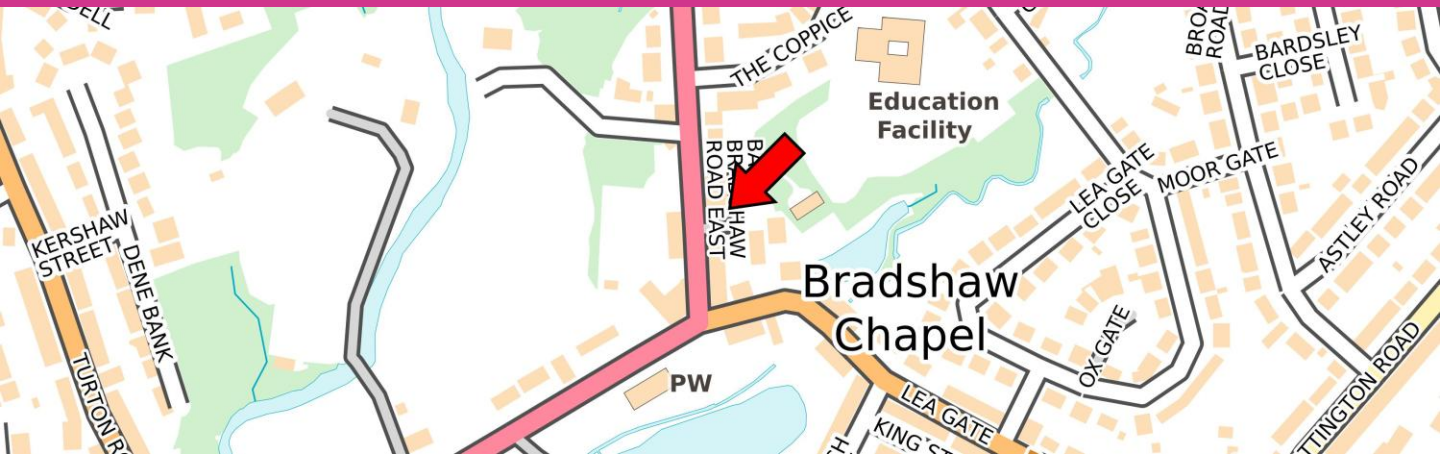
01204 522 275 | lambandswift.com



90 BRADSHAW ROAD
BOLTON
BL2 3EW

£18,000
per annum

- Prominent shop frontage
- Former Beauty Salon, suitable for a variety of trades
- Situated in an attractive mixed area
- Within easy reach of the M61
- Close to public transport links
- Available immediately
- £18,000 per annum exclusive



LOCATION

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 £18,000 per annum.

EPC

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

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 £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.
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