

TO LET

GROUND FLOOR RETAIL PREMISES

71.60 SQ M (770 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 7
STANDFIELD SHOPPING CENTRE
BOOTHSTOWN
WORSLEY
M28 1FB**

£22,000
Per annum

- Ground floor only retail unit
- Established shopping centre location with excellent residential catchment area
- On-site parking
- Former DIY Shop, suitable for variety of uses
- End-terraced retail unit
- Rental £22,000 per annum



LOCATION

This retail unit is located within the well established, and popular Standfield Shopping Centre, located just off the A572 Leigh Road in an otherwise residential area providing a substantial potential customer catchment.

Other occupiers of the shopping centre include Sainsburys, Betfred, Peak Pharmacy, Present Trend Gift Shop, Buffalo Bar & Grill, Masons Café / bar, MaltDog Boothstown, Shahbaaz Indian and Vesuvio Restaurant.

DESCRIPTION

The subject property comprises a ground floor, end-terraced retail unit which was formerly occupied by a DIY store.

The subject unit is located opposite the entrance to Sainsburys, in a prominent location on the development.

The unit provides an open plan retail area to the front, with a small storeroom and single WC to the rear.

There is an on-site public car park to the rear of the shops, and attractive landscaped area to the front.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 7	71.60	770

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

Unit 7 is available for £22,000 per annum.

SERVICES

The mains services connected to the property 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.

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 £12,250 from 1st April 2023, however this includes the first-floor space. As the first floor is to be separated, the rateable value will be reassessed on completion of any lease.

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.

EPC

The property has an EPC score of C – 72 and is valid until 15th August 2034..

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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