



## MODERN RETAIL UNIT ADJACENT TO MORRISONS SUPERMARKET

Unit 2, Lea Gate, Harwood, Bolton, BL2 3HN

1,161 ft<sup>2</sup> (107.86 m<sup>2</sup>)

- High levels of footfall
- On site parking facilities
- Modern open plan retail unit
- DDA Compliant
- Suitable for a variety of uses subject to planning permission

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## Description

The subject property is a modern purpose build retail unit of steel portal frame construction with brick elevations under a tiled roof. The accommodation comprises ground floor retail unit with feature reception, open plan retail area, staff room, ancillary storage, kitchenette and disabled W/C. The unit benefits from plaster painted walls, tiled flooring, A/C and secured by an internal electric roller shutter to the front.

The ground and mezzanine level share access via the shop front with the ground floor unit having direct access to the rear yard.

Externally the property has allocated parking for 4 vehicles to the rear with shared delivery yard in addition to a large free car park and drop off bays to the front.

## Location

The property is located on the busy retail parade of Lea Gate in Harwood, it is also adjacent to the Morrison's Supermarket and associated car park. It is in a popular and busy retail area surrounded by a mix of national and local occupiers, most notably Morrison's, the Post Office, John Francis Suit Hire, Seven Stars public house, Cohen's Chemist and a number of other occupiers. The unit also benefits from its close proximity to Harwood Library.

Lea Gate provides access to Tonge Moor Road which ultimately provides access onto the A666 which links to the national and regional motorway networks. Lea Gate also provides access to Bury and Tottington and is well known road through this part of Bolton.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 1161 sq ft (107.86 sq m)

## Rent and Lease terms

£20,000 Per annum exclusive of all other outgoings on lease terms to be agreed. Subject to contact.

## Planning Use

A1 Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Ratable value - £19,000



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## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial  
Mr Jonathan McIlhinney  
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Email: [Jonathan.McIlhinney@millermetcalfe.co.uk](mailto:Jonathan.McIlhinney@millermetcalfe.co.uk)

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