

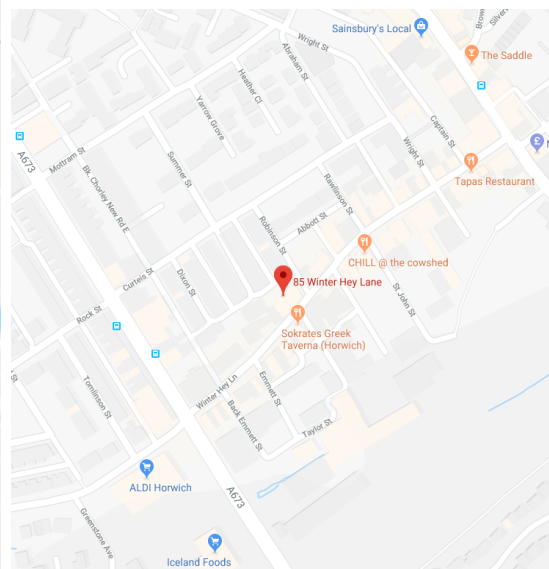


TOWN CENTRE RETAIL SHOP 139.90 SQ M (1,505 SQ FT)

TO LET

**85 WINTER HEY LANE
HORWICH
BOLTON
BL6 7PA**

- ◆ Retail/office accommodation arranged over two floors, plus storage at second floor
- ◆ Secure property with security shutters to front and rear
- ◆ May suit use as office for Accountant, Architect, Solicitor etc STPP
- ◆ Location in heart of Horwich town centre
- ◆ Available by way of a new lease
- ◆ Free town centre parking nearby
- ◆ £9,950 per annum exclusive



LOCATION

The property is located upon Winter Hey Lane in the Horwich area of Bolton and nearby occupiers include Co-Operative Food Store, Barclays Bank, The Post Office and may other small local retailers including two well established local restaurants.

The area is a mixed use retail, office and residential area. The property is approximately 2 miles from Junction 6 of the M61 Motorway affording access to the National Motorway Network, and local amenities such as Middlebrook Retail Park.

DESCRIPTION

Comprising a mid-terraced retail/office premises of traditional masonry construction and set beneath a pitched and slated roof covering.

The accommodation itself is arranged over ground, first and second floor and benefits from being recently refurbished throughout.

The property has previously been utilised by a Laser Skin Clinic and most recently a charity shop, however, may suit a number of other uses.

On the ground floor there is a reception and treatment room/office.

The first floor has 4 treatment rooms/offices, kitchen and WC facilities with stairs leading to the second floor storage.

The property is heated by way of gas central heating to panel radiators.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Ground floor retail	38.90 sq m	(419 sq ft)
Ground floor storage	21.50 sq m	(231 sq ft)
First floor retail	51.50 sq m	(554 sq ft)
Second floor storage	28.00 sq m	(301 sq ft)
Total	139.90 sq m	(1,505 sq ft)

LEASE TERMS

Available by way of a new tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£9,950 per annum exclusive.

VAT

VAT is not applicable.

RATES

Rateable Value: £6,200 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

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

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.

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

Website: www.lambandswift.com

Important Notice

Messrs 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, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements 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