



**RETAIL AND OFFICE PREMISES WITH
A1 & A2 PLANNING CONSENT—PARKING TO REAR
53.43 SQ M (575 SQ FT)**

TO LET

**GROUND FLOOR
597 CHORLEY OLD ROAD
HEATON
BOLTON
BL1 6BL**

- ◆ A1 Retail and A2 Financial and Professional Services planning consent
- ◆ Prominent corner position—May suit Estate Agent
- ◆ Ground floor only
- ◆ Highly regarded residential area
- ◆ Tarmac parking to rear
- ◆ New lease—£12,000 per annum



LOCATION

The property is located at the junction of Chorley Old Road (B6226) and New Hall Lane, Heaton within a small enclave of retail and professional occupiers plus good quality residential housing.

The property is 3 miles north of Bolton town centre and provides good access to the A58 Bolton ring road and nearby "A" roads. The property is also fronting a main bus route.

DESCRIPTION

Once Doffcocker's Post Office, the property benefits from both A1 (Retail) and A2 (Financial and Professional Services) planning consent. The premises underwent a comprehensive refurbishment to include the addition of a new shop front and a tarmacadam car park to the rear of the property where 1 parking space will be allocated. The accommodation provides good sized, open plan sales area, with both pedestrian and disabled access from the front. There is a brand new kitchen and WC at the rear.

The property has also had a new combi-boiler installed.

ACCOMMODATION

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

Ground floor 53.43 sq m (575 sq ft)

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of 3 to 5 years.

RENTAL

£12,000 per annum exclusive

VAT

VAT is not applicable.

RATES

Rateable Value: £7,100 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 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 include gas supply, water supply, 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.

EPC

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

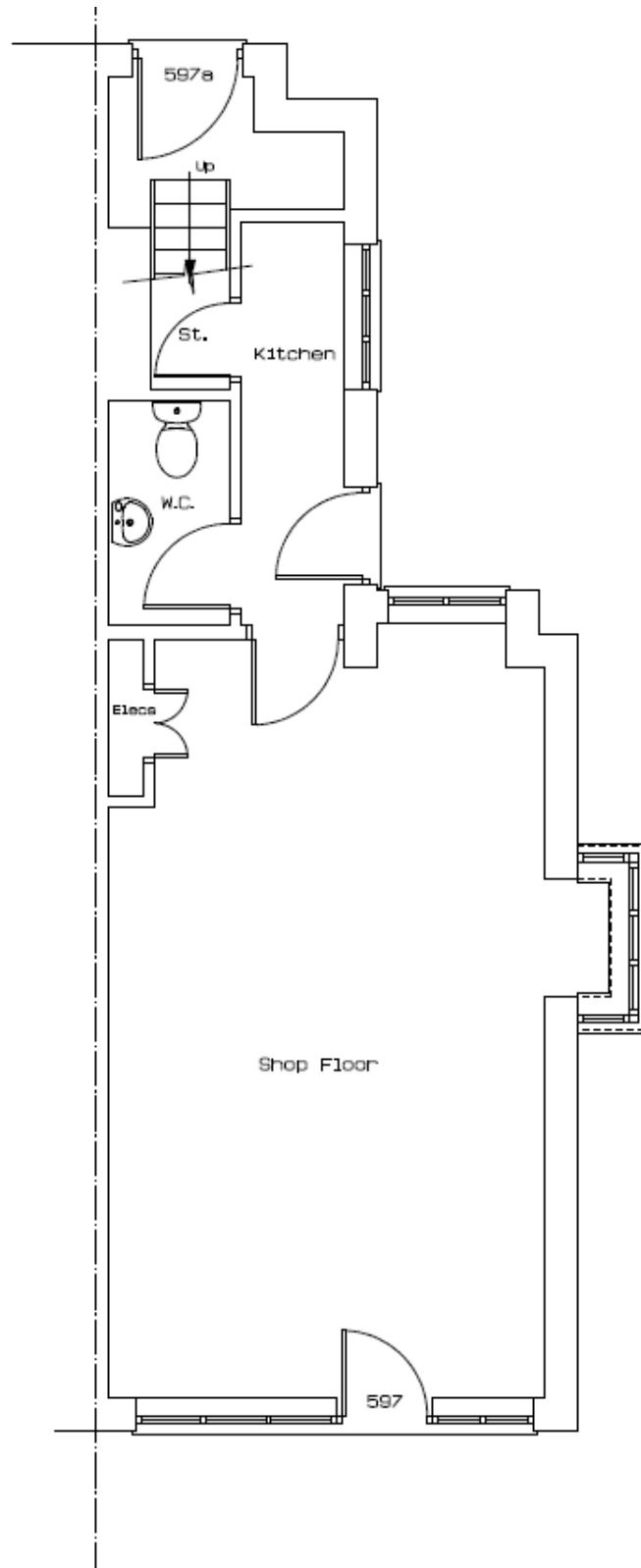
Telephone: 01204 522 275

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 of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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