



## BRAND-NEW RETAIL/SHOWROOM/OFFICE ACCOMMODATION (Available separately or as a whole) FROM 145.30 SQ M (1,564 SQ FT)

### TO LET

**FORMER MOTORWORLD  
63-79 BLACKBURN ROAD  
BOLTON  
BL1 8HF**

- ◆ Brand-new retail/showroom/office units—ready for tenant fit-out
- ◆ Available separately or as a whole
- ◆ Very prominent location with high levels of vehicular passing trade
- ◆ May suit head-quarter premises
- ◆ High visible from Blackburn Road (A666)
- ◆ Immediate links to St Peters Way and A58 Ring Road
- ◆ From £20,000 per annum



## LOCATION

Located very prominently fronting the Junction with Blackburn Road (A666) and Halliwell Road (A6099) opposite Marshall Mercedes Benz of Bolton and adjacent to Kwik-Fit and KFC in a highly visible position approximately 1/3 mile North of Bolton town centre.

## DESCRIPTION

Comprising an impressive and imposing, brand-new high quality, ground floor retail/showroom/office development finished to a landlord's shell specification ready for internal fit-out by the in-going tenant to suit their own business needs and requirements.

The building benefits from an extremely prominent position fronting a very busy main road leading in/out of Bolton town centre. The units are open plan and may suit retail, showroom or office uses. There is a passenger lift to service the first floor.

Externally, the development has 8 parking spaces in total which will be allocated to individual tenants accordingly to suit their use and requirements.

## ACCOMMODATION

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

Unit 1: 145.30 sq m (1,564 sq ft) - Ground floor  
 Unit 2: 156.70 sq m (1,687 sq ft) - Ground floor  
 Unit 3: 153.30 sq m (1,650 sq ft) - First floor  
 Unit 4: LET

**Total: 455.30 sq m (4,901 sq ft)**

**\*Floor plans available on request**

## LEASE TERMS

Each unit is available by way of a new internal repairing and insuring lease, subject to service charge to cover external maintenance repairs.

## 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.

## RENTAL

Unit 1: £22,500 per annum  
 Unit 2: £20,000 per annum  
 Unit 3: £20,500 per annum  
 Unit 4: LET

\*Rent for whole available on request.

All rents quoted are exclusive of Business Rates, Utilities and VAT.

## PLANNING USE

TBC

## VAT

VAT is payable on the rental at the prevailing rate.

## RATES

To be assessed on completion of the construction works.

## SERVICES

The landlord will be responsible for providing an appropriate electric supply, gas supply, water supply and mains drainage connections to an agreed cap.

## EPC

An EPC will be available on completion of the construction works.

## 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



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