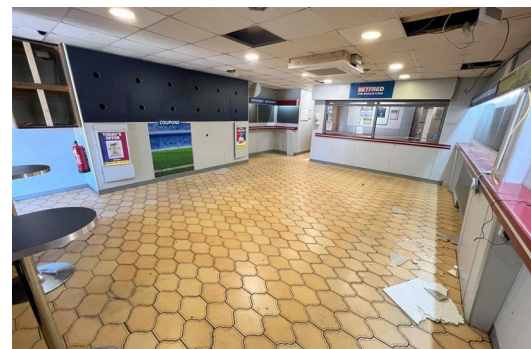




**1 Derwent Road, Bolton
BL4 0QE**

£1,250

Hyde Estates present this shop and premises in Farnworth, arranged over the ground and first floor of this detached brick-built building. Situated in a residential area on an established parade of shops fronting Derwent Road, the approx gross internal area is 133.6 m2 (1438 sqft).



The open plan retail area benefits tiled flooring and a suspended ceiling with inset lighting. To the rear elevation is an office/storage room, kitchen area with a secure fire door and 2 x WC. There is a gas boiler and air conditioning units (neither of which have been tested). The first floor is independently accessed from the rear garden.

Location

Situated on an established parade of shops on Derwent Road on the corner of Highfield Road. Conveniently located to bus links and the M61 motorway junction 4. Nearby retailers include Co-op convenience store, Premier Store and Post Office, takeaways, Highfield Pharmacy, Higfield Surgery and a hair salon.

Rent
£15,000 pax

Accommodation
Ground floor
First floor
Total Approx – 133.6 m2 (1438 sqft).

Terms of lease
By negotiation

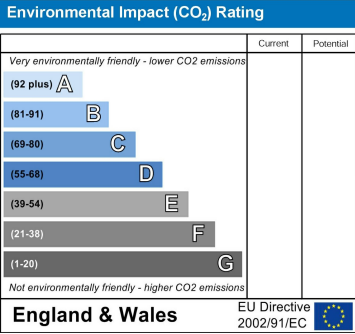
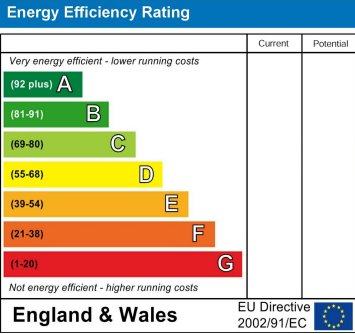
VAT
We understand the property is not liable for VAT.

Usage
Shop and premises

Business rates
The property is described as “shop and premises” with a current rateable value of £6,300 per annum. (This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill) For further information please contact Bolton Council’s Business Rates Department on 01204 333333.

Legal costs
Each party to bear their own legal costs.

Viewings
Please contact Hyde Estate & Letting Agents 0161-773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB