



Hyde Estate & Letting Ag

**5 - 7 Bolton Road (whole unit), Bolton
BL4 8DB**

£1,599 Per Calendar Month

Hyde Estates present this double fronted two story retail unit in Kearsley. Situated on a parade of shops fronting Bolton Road (A653), a high traffic location with excellent visibility. The unit measures approx 2314 SQ FT (215 SQ M)



Hyde Estates present this double fronted ground and first floor retail unit in Kearsley. Situated on an established parade of shops fronting Bolton Road (A653), a high traffic location with excellent visibility from the main road. The unit measures approx 2314 SQ FT (215 SQ M). The retail area features plastered walls with suspended ceilings and inset lighting. There's a separate office together with a kitchen, WC, and shower room. To the rear is a large storage/ workshop with double doors to the rear, ideal for loading. The first floor provides three sizable offices together with a second WC. Also features electric roller shutters fitted to the front elevation and a gas boiler. The unit would suit a variety of uses that may require a showroom, offices and storage.

Location

Situated on an established parade of shops at the junction of Bolton Road (A653), Long Causeway (A5082) and Higher Market Street (A6053). Just a short drive to the A666 and M61 motorway junction 3.

Accommodation - ground and first floor approx 2314 SQ FT (215 SQ M)

Terms of lease

By negotiation

VAT

We understand the property is not liable for VAT.

Usage

Retail and financial

EPC - C

Business rates

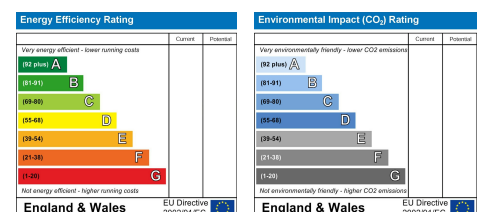
The property is described as "shop and premises" with a current rateable value of £10,750 per annum. This is the rateable value for the property. It is not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Bolton Council 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