hyde
Estate & Letting Agents

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77-79 Lee Lane, Horwich
Bolton BL6 7AU

£775 PCM

Hyde Estates present this first floor office suite in the centre of Horwich village. Located on an established parade of shops fronting Lee Lane (B6226) with excellent passing trade. The approx gross internal area is 85 SQM (917 SQ FT)







Parking is easily accessible, with on-street parking and a complimentary public car park close by. The surrounding area is a mixture of retail, leisure and dining options with well-known brands such as; Sainsbury Local, Sue Ryder, William Hill, Greenhalghs Bakery, Natwest as well as a multitude of independents ensuring a thriving commercial environment.

Briefly comprising: private entrance with staircase to first floor and internal hallway leading to all rooms. There are three front facing office spaces, a kitchen area with fitted wall and base mounted units and separate male and female facilities.

Location: fronting Lee Lane B6226, a continuation of Chorley Old Road in Horwich, and conveniently located to the M61 motorway junction 6.

Usage: Office space

Business rates: For further information please contact Bolton Council's Business Rates Department on 01204 333333.

Legal costs: Each party to bear their own legal costs.

EPC: Band D

Viewings: Strictly by prior appointment through Hyde Estate & Letting Agents.

Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.

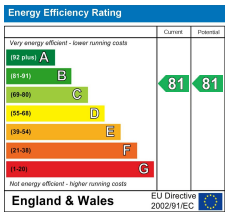


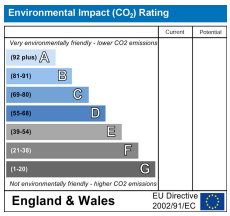












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