

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

RETAIL PREMISES TO LET 276 ST HELENS ROAD BOLTON, BL3 3PZ



£12,000 p.a.x

LOCATION

The property is located approximately 2 miles south-west of Bolton Town Centre in a densely populated residential area in the Daubhill suburb of Bolton. It is situated on the very busy A579 (St Helens Road), a main arterial route into Bolton Town Centre from the southwest and close to the cross junction with Deane Church Lane & Morris Green Lane (please see attached plan).

The situation benefits a busy main road position with easy access to local amenities and local transport facilities.

DESCRIPTION

Traditionally constructed two storey property built with brick elevations and slate covered pitched roof. The shop available is only on the ground floor, the first floor has been converted into self contained flats.

ACCOMMODATION

Ground Floor	Sales Area 1: 49m ² (527.7 ft ²)
	Sales Area 2: 9.9m ² (106.5 ft ²)
	Sales area 3: 40m ² (431.1 ft ²)
	Sales area 4: 40m ² (437 ft ²)
	Sales area 5: 15.8m ² (170.1 ft ²)
	kitchen: 6.5m ² (69.9 ft ²)
	Bathroom: 1.9m ² (20.3 ft ²)
	Storage Unit at Rear of Property (available by separate Negotiation)
TOTAL AREA	163.1m ² (1755.7 ft ²)

SERVICES

All mains services are connected.

RATEABLE VALUE

The 2005 rating list shows the property to have a rateable value of £9,400. Rates payable at 44.1% is £4,145 these details were checked on the Valuation Office website. www.vao.gov.uk

PROPOSITION

Our client is seeking to grant a new lease on a negotiable term at a commencing rent of £12,000 per annum.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

LEGAL COSTS

Each party is to pay their own costs.

FURTHER INFORMATION/VIEWINGS

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning 01942 844100 or email info@prgibbs.co.uk . We are open from 9am to 5pm Monday to Friday.

FREE APPRAISAL

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

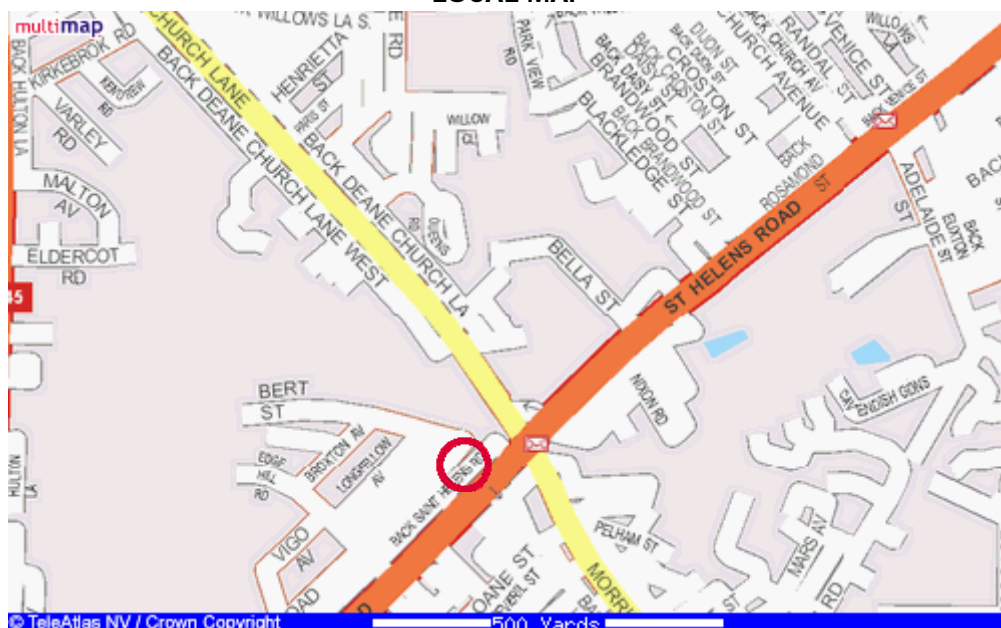
DISCLAIMER

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION MAPS

LOCAL MAP



REGIONAL MAP

