

# TO LET

Lamb & Swift  
Commercial Property

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## GROUND FLOOR RETAIL PREMISES

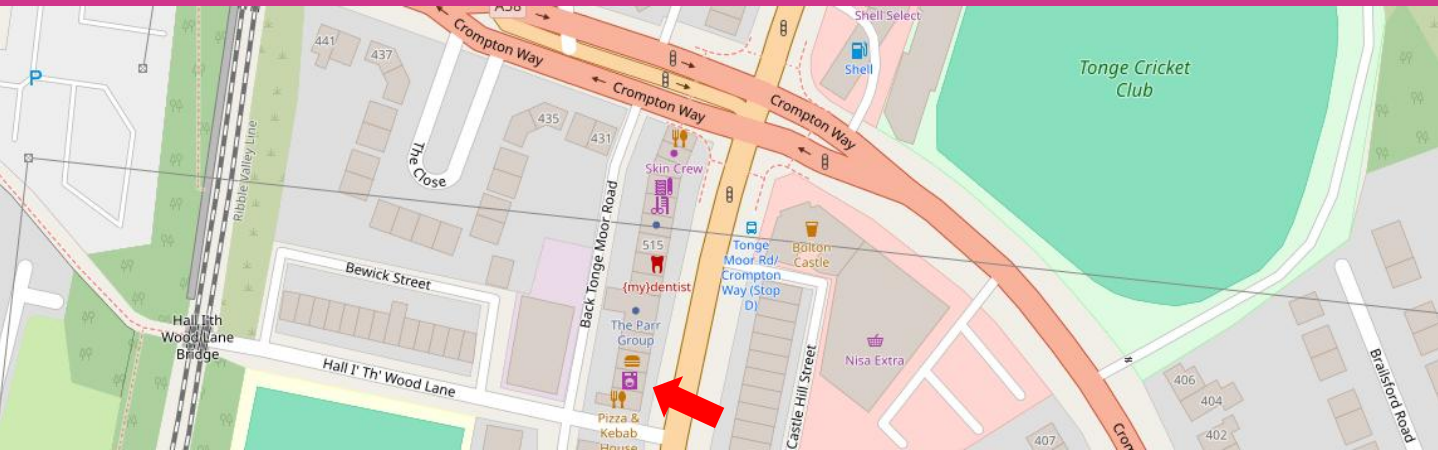
### 41.11 SQ M (443 SQ FT)



**501 TONGE MOOR ROAD  
BOLTON  
BL2 3BG**

**£8,500**  
Per annum

- **Prominent position fronting busy main road**
- **Located in a popular out of town location**
- **On public transport route**
- **May suit alternative uses STPP**
- **Presented to a high standard**
- **New lease available £8,500 per annum**



### LOCATION

The property is located approximately 1.1 miles North East of Bolton Town Centre upon Tonge Moor Road, the A676, with convenient links to the A58 ring road. The property is situated within a popular, mixed use commercial and residential area, although benefits from a position close to other retailing properties, including Matalan, Heron Foods, Ladbroses and other smaller, independent retailing units.

### DESCRIPTION

The subject property comprises a ground floor single fronted retail premises of traditional masonry construction, set beneath a pitched slate roof covering.

The available accommodation currently provides for three rooms at ground floor level, including a small kitchen and WC.

Internally, the premises is presented to a high standard throughout and consists of plaster painted walls, suspended ceiling with LED panel lighting and carpeted flooring- with the exception of the WC/kitchen area.

The rear yard provides for shared access with the Tenant currently occupying the first floor flat. The property also benefits from shuttered frontage.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	41.11	443

### LEASE TERMS & RENTAL

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed

The rental is £8,500 per annum exclusive.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### SERVICES

The mains services connected to the property to include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Local Authority.

### EPC

Energy Performance Asset Rating: B (40)

501 Tonge Moor Road BOLTON BL2 3BG	Energy rating <b>B</b>
Valid until 14 March 2029	Certificate number 0070-9968-0311-9950-1014

Certificate valid until 14th March 2029, a full copy of the Report can be made available upon request.

### 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.

Telephone: 01204 522275

Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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