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incorporating Irvine Taylor

**TO  
LET**



## TRADE COUNTER/RETAIL PREMISES

143 m<sup>2</sup> ( 1,544 ft<sup>2</sup> )

**5 Bury New Road  
Bolton  
BL1 1UH**

- Excellent profile
- Close to Bolton Town Centre yet providing easy access to motorway networks
- 9 car parking spaces
- Suitable for a range of uses S.T.P

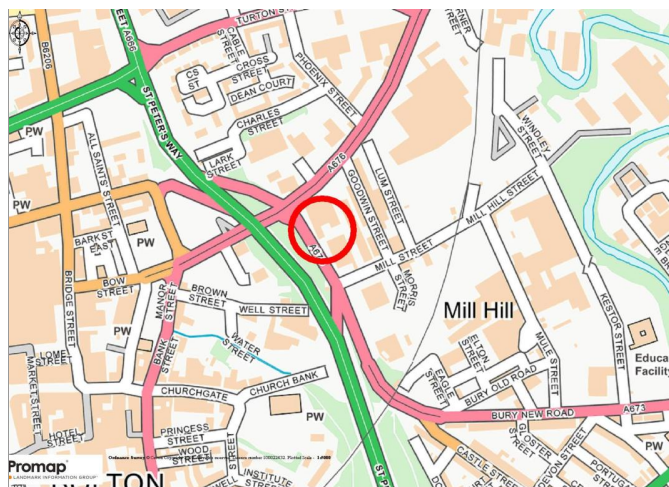
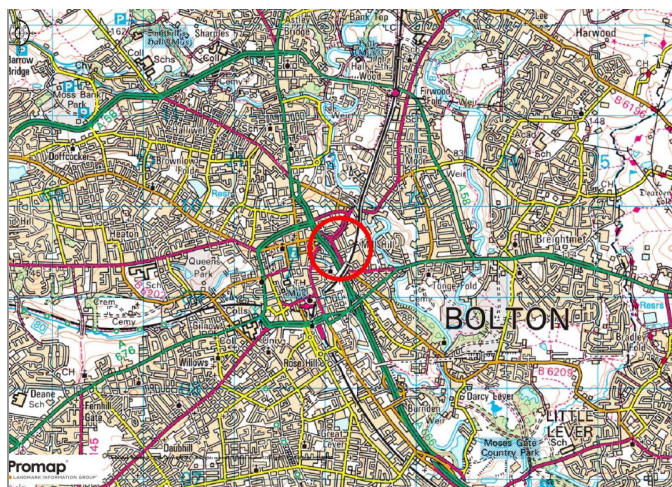
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## Location

The property is situated on the east of Bury New Road which provides easy access to St Peter's Way (A666) which leads to the M61 motorway at junction 2 being approximately 3 miles to the south. Bury New Road and ultimately St Peter's Way is one of the main routes in to Bolton thus affording the subject property easy access and excellent visibility of passing traffic.

The surrounding area is mainly mixed industrial and commercial trade use in addition to established motor trade showrooms with Volkswagen and Audi showrooms lying immediately to the south of the subject premises.

## Description

The property comprises a detached single-storey showroom being of brick construction beneath flat felted roof. Internally the accommodation has been sub-divided in to 3 good sized rooms with potential to open up in to one larger area subject to occupiers requirements.

The premises offer a gas-fired central heating system, suspended ceiling incorporating Category II lighting, IT networking, intruder alarm in addition to Kitchen and WC facilities.

Externally the premises offer 9 flood lit car parking spaces .

## Accommodation

The accommodation extends to an approximate gross internal floor area of 143 m<sup>2</sup> (1,544 ft<sup>2</sup>).

## Services

We understand that mains connections to gas, electricity, water and drainage are available to the premises.

## Rating Assessment

The premises have a current Rateable Value of £12,250.

Interested parties are recommended to make their own enquiries with the rating department at Bolton Council (tel. 01204 331730)

## Planning

It is understood that the premises has permitted use as a trade showroom and offices generally within use classes B1/B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are however, recommended to make their own enquiries with the planning department at Bolton Council (tel. 01204 336000)

## Tenure

The premises are available by way of a new effective Full Repairing and Insuring lease, terms to be agreed.

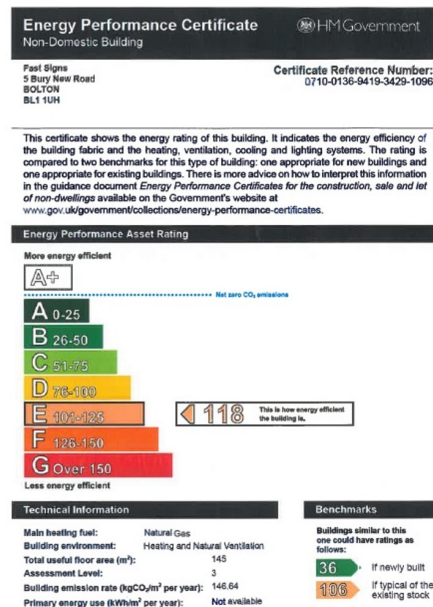
## Rental

£14,000 per annum.

## Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

## Energy Performance Certificate



## VAT

All rentals and costs quoted will be subject to VAT at the standard rate.

## Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

## Enquiries

Strictly by appointment with the sole letting agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: [hjh@eckersleyproperty.co.uk/](mailto:hjh@eckersleyproperty.co.uk)

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