

TENANTED INVESTMENT PROPERTY FOR SALE.

SHOWROOM PREMISES WITH OFFICE ACCOMMODATION AND FLAT



115-117 TONGE MOOR ROAD, BOLTON, BL2 2DL.

Located on the busy Tonge Moor Road, close to the junction with Thicketford Road and comprising two adjoining premises which have been extensively converted to form Retail/Showroom premises with good sized first floor office accommodation.

The premises are let to an established carpet retailers, who occupy the entire premises.

Early viewing is highly recommended.

The premises comprise :-

Sales / Showroom:	Double fronted max. width 27'10" approx. by max. depth 29'8" approx. with modern UPVC frontage; access to first floor and
Rear Storeroom:	21'9" x 13'5" approx. with wc. off and access to rear street. (Not included should the property be leased).
First Floor –	
Office 1:	max. width 13'6" x max. depth 14'7"
Rear Store / Copier Room:	6'6" x 7'5"
Office 2: (Front)	12'1" x 14'1"
Office 3: (Front)	12'8" x 13'8"
Middle Office:	11'4" x 14'6" with rear access via external staircase.
Bathroom:	with three piece suite.
Second Floor –	
Store / Office:	max. 12'10" x 17'7" (under eaves)
External:	Small Rear yard & Single concrete garage
Heating:	via storage heaters (not tested)
Alarm:	System installed (not tested) with high level of security.

LEASE DETAILS

The Premises are let by way of a 6 year Lease from 1-10-11 at a rental of £9100.00 PA exclusive.

PURCHASE PRICE

£150,000

VIEWING ARRANGEMENTS :

Strictly by appointment made with BROOKES COMMERCIAL on **01204 525623** – strictly accompanied viewing