

Former Hair and Beauty salon – possible offices, studios etc



34 Higher Bridge St Bolton BL1 2HA

Located on a very busy main road position on the fringe of the town centre the property recently traded as a hair and beauty salon and could be continued by way of optional purchase of good quality modern equipment.

The salon could easily be re-established but the property would be suitable for alternative uses – offices, surgery etc (subject to planning permission).

Spacious open plan salon with kitchen to the rear – two treatment rooms at first floor level with male and female toilets.

The property also benefits from a small car park to the rear of the property.

The accommodation briefly comprises:

Ground floor:

Salon: 28'4 x varying width between 12'3 and 10'5
Partially fitted as a hair salon.

Rear room: 7'4 x 12'1

Kitchen: 15'3 x 8'1

Basement store:

First Floor:

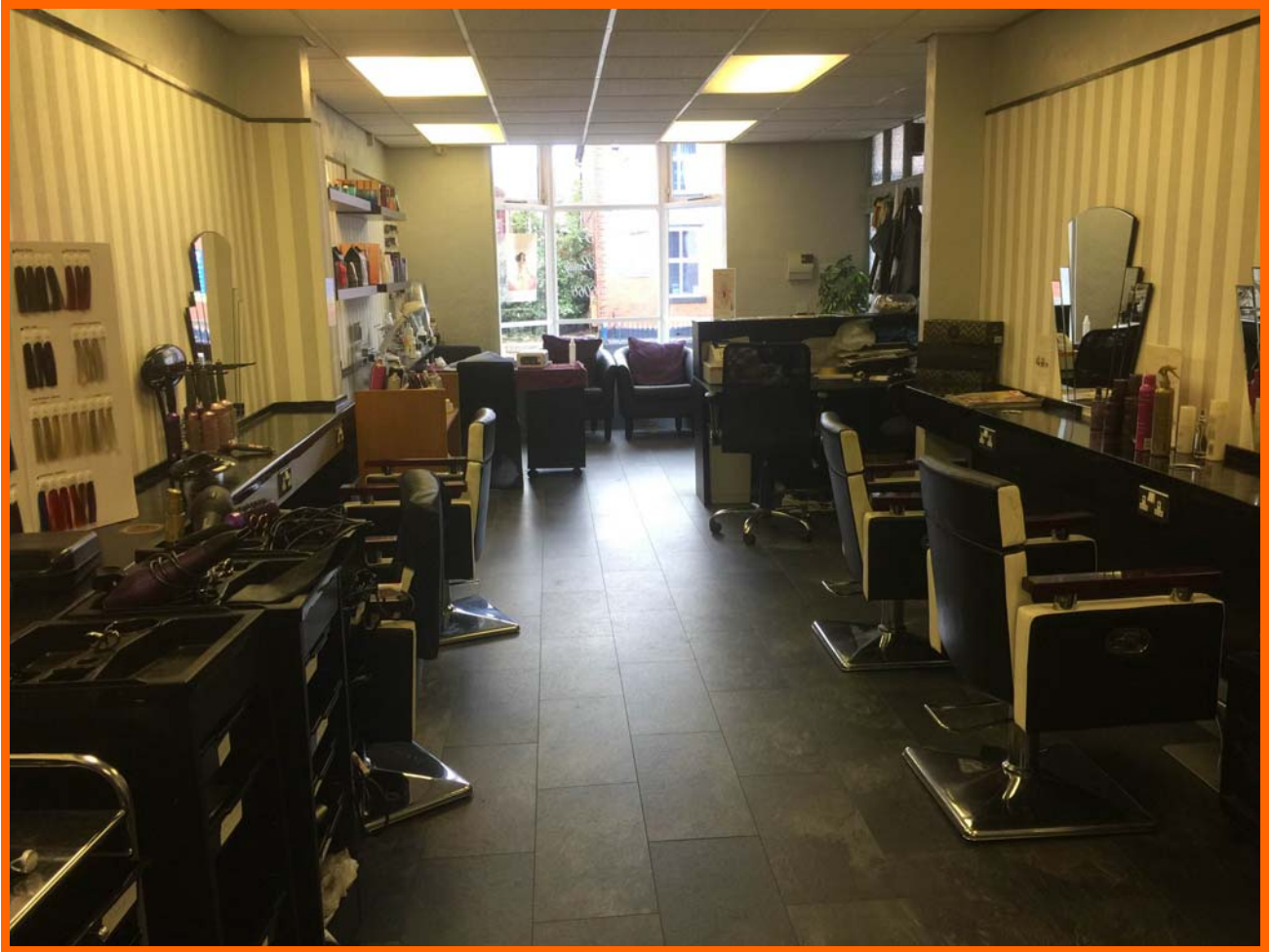
Treatment room 1: 16'4 x 13'5

Treatment room 2: 14'5 x 10'10

Male and female toilets:

External: Small car parking area to the rear





Rateable Value:

With effect from 1st April 2010 is £5,000 for the ground floor with the two rooms at first floor level having separate assessments of £2,500 and £1,800.

Lease:

The building is offered to let at a rental of **£6,500 PAX** with the ingoing tenant being responsible for the Landlords legal fees in connection with the preparation of the lease.

Legal Pack Service:

We are pleased to offer a simple, quick affordable solution, if both parties are agreeable. We can undertake a Law Society Lease Agreement without the delay of dealing with a solicitor. This service is available at a charge of £240 payable by the tenant.

VIEWING ARRANGEMENTS :

Strictly by appointment with letting agents
Brookes Commercial on 01204 525623.

**Brookes Commercial Property Ltd
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Bolton
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