

**Retail Shop Premises
To Let
Prominent corner trading location**



**41 Thicketford Road
Tonge Moor
Bolton BL2 2LS.**

Spacious retail shop unit benefiting from corner position amidst a parade of bustling retail shops.

Suitable for a variety of retail trades (subject to planning permission) the property has the benefit of ramped disabled access and the first floor of the building as storage or possible offices.

Large retail area to the ground floor in good decorative condition, new modern frontage (with electric shutters), modern suspended ceiling, gas heating, basement stores along with the first floor.

Viewing highly recommended.

The premises comprise :-

SALES SHOP (irregular shape) max 13'10 x 49'5 depth

BASEMENT STORE

KITCHEN 7'1 X 6'9

FIRST FLOOR

STORE 15'1 X 14'3

STORE 8'11 X 14'11

WC/WASHROOM

KITCHEN with fitted units and central heating boiler

LEASE TERMS: Offered by way of a new term of lease
Based on a commencing rental of £8000
PAX

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 :

**By prior arrangement made via BROOKES
COMMERCIAL PROPERTY LIMITED
104 St Georges Rd Bolton BL1 2BZ**

Tel: 01204 525623 – FAO Alistair Brown

Email: brookesproperty@lineone.net

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