

## RETAIL SHOP / OFFICES

### FOR SALE (MAY LET)



**598 BLACKBURN ROAD, ASTLEY BRIDGE, BOLTON, BL1 7AL.**

Excellent trading location, the property is located in a popular retail parade of similar businesses – large open plan sales area to the ground floor with offices/ treatment rooms above.

Preciously traded as a hair and beauty salon the property is ideal for this and many other uses and trades (subject to the necessary planning consents needed) and benefits from parking to the front of the shop and a large car park opposite.

The property is primarily offered for sale but the client may consider a lease – further details on request - Viewing is recommended.

The accommodation briefly comprises:

Ground floor:

Sales Shop: 30'0 x 13'4 with under stairs storage cupboard.

Toilet: Wc with wash hand basin.

Kitchen: With wall and base units and stainless steel sink unit.

First floor:

Room 1: 14'9 x 13'6

Room 2: 13'8 x 13'5

Room 3: 8'9 x 6'10

External: Yard to rear.

Heating: Gas central heating is installed. (Please note services have not been tested).

Purchase Price: **£95,000**

Lease: The property is primarily offered for sale but the client may consider a lease by way of a new commercial tenancy based on a rental of **£6,500** with the ingoing tenant being responsible for the landlords legal fees.

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 selling agents **Brooke & Co** on **01204 525623**.  
**Fao Mr Alistair Brown**

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