RETAIL SHOWROOM/OFFICES

TO LET



116a DARWEN ROAD, BROMLEY CROSS,

BOLTON, BL7 9PQ.

Deceptively large stone built retail unit being of both single and two-storey construction to the rear.

The premises are located in a densely populated residential area on a busy main road location adjoining Conservation House, which were the former Council Offices for Turton District.

The building offers good sized retail/showroom areas with good sized storage to rear and office/storage to first floor.

Considered suitable for a variety of trades – restaurant, hair and beauty therapy centre (subject to Landlords and any necessary Planning Consents). Viewing is highly recommended.

The premises comprise :-

DOUBLE FRONTED SALES SHOP: Fronts sales area - 21'7 x 11'2

Rear sales area – 21'2 x 22'1 with 2 partitioned rooms

ROOM 1: 11'9 X 8'6

ROOM 2: 5'10 X 5'2

ROOM 3: 15'10 X 9'11 with kitchen area off

ROOM 4: 6'4 X 10'3

WC: Wc and wash hand basin.

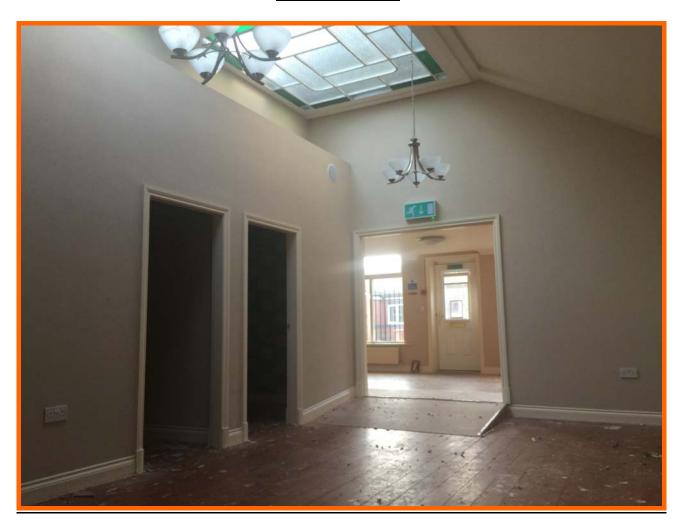
First Floor -

OFFICE/STORE: max. width 24'8" x max. depth 22'8"

Front Sales area:



Rear sales area:



LEASE DETAILS:

Offered by way of a new term of lease based on a commencing rental of £15,500 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:

Strictly by appointment only to be arranged via **BROOKESCOMMERCIAL** on **01204 525623**

104 St Georges Rd Bolton BL1 2BZ

Web - www.brookeandco.co.uk

Email - <u>brookesproperty@lineone.net</u>