

# 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  
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