

**FIRST FLOOR OFFICE PREMISES  
TO LET**



**496 DARWEN ROAD, BROMLEY CROSS,  
BOLTON, BL7 9DX.**

Comprising of a first floor office suite, located above the opticians on Darwen Road, Bromley Cross. The premises are accessed via the rear of Darwen Road and comprise of a ground floor reception area and spacious first floor accommodation and presented to a very high standard.

The office benefits from car parking at the rear and are considered suitable for a variety of professional uses.

Viewing is highly recommended.

494 Darwen Road, Bromley Cross.

*Ground Floor:*

Entrance: To ground floor rear, leading to entrance vestibule.

Reception / Office 1: 10'3 x 14'1, with alarm.

*First Floor:*

Kitchen: Situated off main landing, with base and wall units, stainless steel sink unit. 6'9 x 5'8

Toilets: Separate male & female wc with wash hand basin.

Office 2 (Rear): 14'1 x 13'4

Office 3 (Front): 13'1 x 14'1 leading to office 4.

Office 4 (Front) 14'2 x 13'

Parking: Secure parking to rear of premises and additional to Darwen Road.

Rating Information: We are advised that the property has a rateable value of £3,600 and is described as office and premises.

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.

Lease Terms: Offered by way of a new lease based on a rental of **£7,000 PAX** with the ingoing tenant paying the landlord legal fees.

**VIEWING ARRANGEMENTS :**

Strictly by appointment with selling agents Brooke & Co on 01204 525623.