

Madison Commercial

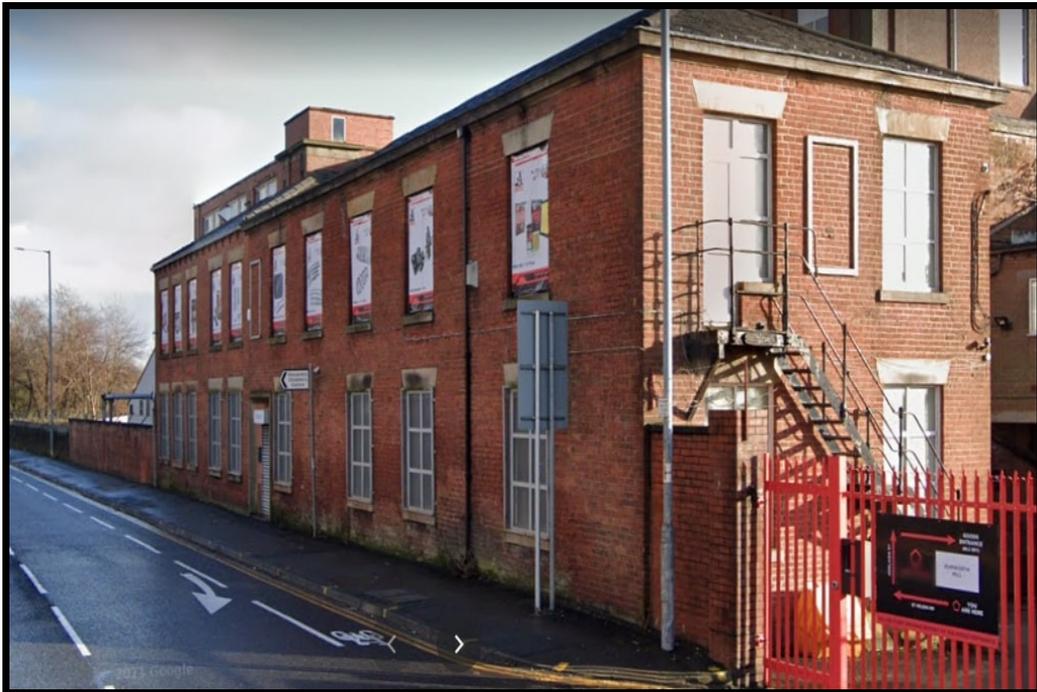
Commercial Property Consultants

TO LET

PROMINENT DETACHED OFFICES WITH
STORAGE & ON-SITE PARKING

99 ST HELENS ROAD, BOLTON BL3 3PA

4,200 ft² (390 m²)



Situation:

Fronting St Helens Road (A579), approximately 1.5 miles to the south-west of Bolton Town Centre. Extensive frontage to this busy main road which connects Bolton with the A6, Leigh and Atherton. Excellent location within easy reach of Junction 5 of the M61.

Tel: 0161 877 1660

Description:

Detached building with extensive frontage (over 100'/30m) to St Helens Road. Brick-built beneath a pitched slate covered roof. Accommodation is arranged on basement, ground and first, offering extensive floorspace suitable for office or storage use. The ground floor is fitted out as office space with suspended ceilings, recessed lighting, electric wall-mounted heating and carpeting. Range of private and general offices with kitchen and WC facilities. The first floor provides basic storage, but has been partitioned out and could be converted to form additional offices, if required. Further storage is available at basement level with access out to the rear service area and parking facilities.

Terms:

Available on a new full repairing and insuring lease at £15,000 pa, exclusive of rates and VAT.

Rates:

The property is assessed at a Rateable Value of £13,250, producing payable rates of £6,612 for 2021/22, although qualifying parties will be eligible for Small Business Rate Relief. Please verify all figures and check your entitlement with Bolton MBC.

Total Floor Area	4,200 ft2 (390 m2)
Rates	GBP 6,612 p/a
Rental	GBP 15,000 p/a
Ground Floor	2,000 sq ft
1st Floor	2,200 sq ft
Basement	1,930 sq ft

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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