

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

SHOP PREMISES TO LET

282 HALLIWELL ROAD
BOLTON, BL1 3QB



£4,200 P.A.X

85-87 Market Street, Westhoughton, Bolton, Lancashire, BL5 3AA
Tel: 01942 844 100 Fax: 01942 844 101 Email: info@prgibbs.co.uk

LOCATION

The property is located approximately 2km North of Bolton town centre in a busy arterial route. It is situated in a mixed use parade and is well served by public transport. Please refer to attached plan.

DESCRIPTION

The property to let is the ground floor shop premises of a large two storey building traditionally constructed with brick elevations and pitched roof. The shop has recently undergone refurbishment works and been modernised. Parking is available on nearby on Weymouth Street. The accommodation comprises a fronted retail area, store room and a WC and kitchen area to the rear. The gross internal area is circa 28 m² (297 sq ft). The premises' previous use was retail.

SERVICES

Gas, Electricity, Water, and Drainage services are all connected.

BUSINESS RATES

2010 Rateable Value £3,100 – Rates payable at 40.7%

*above info was checked on the valuation office website at www.voa.gov.uk

PROPOSITION

Our client is seeking to grant a lease for a term of years to be agreed on internal repairing and insuring terms at a commencing rental of £4,200 per annum exclusive of rates.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

LEGAL COSTS

The tenant is to pay the landlords reasonable costs in preparing the lease.

FURTHER INFORMATION / VIEWINGS

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning Nicola Hurst on 01942 844 100 or email nhurst@prgibbs.co.uk . We are open from 9am to 5pm Monday to Friday.

FREE APPRAISAL

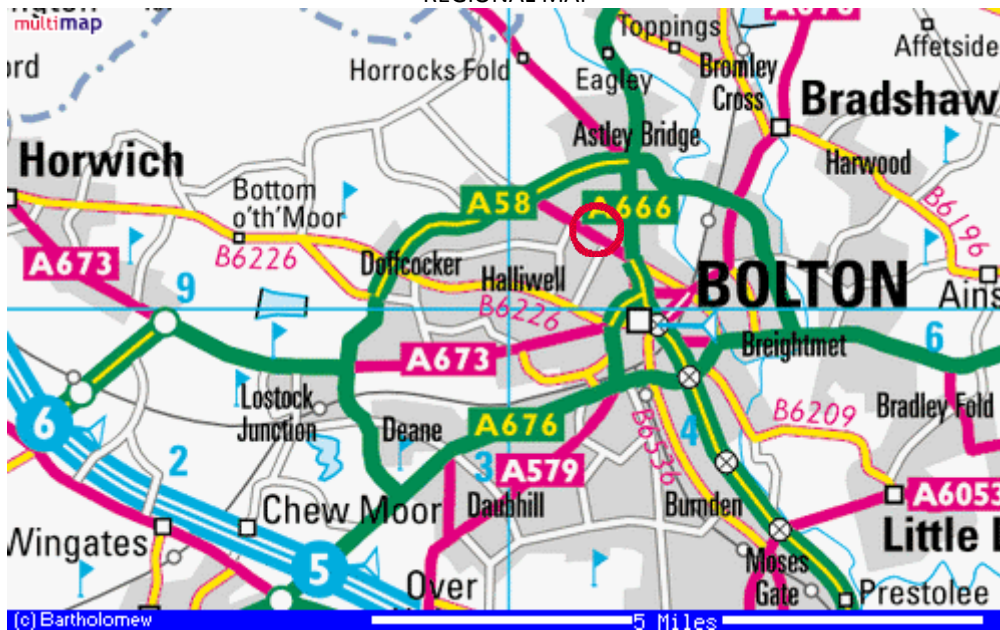
If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

LOCATION

LOCAL MAP



REGIONAL MAP



DISCLAIMER

IMPORTANT – Property Misdescription and or Misrepresentation

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (a) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (b) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.