

Independent Estate Agents Est. 1982

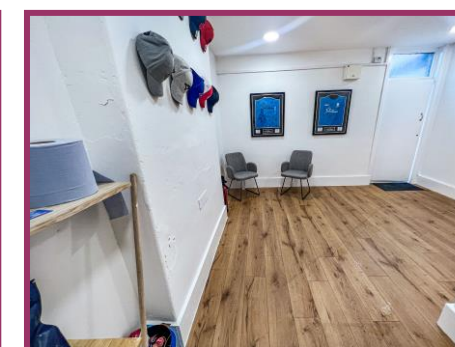
# Cardwells

www.cardwells.co.uk

**SILKHEY GROVE, WALKDEN, M28 7AU**



- Available to let
- Ground floor commercial property
- Currently a gymnasium
- Two main rooms, Wc
- Convenient location
- Potential for a variety of uses
- Good transport links
- Close to Walkden Centre



**Monthly Rental Of £500**

#### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

#### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

#### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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An opportunity to lease this ground floor commercial property, which is situated in a great location, close to Walkden Centre, Worsley village and A580 (East Lancs Road). The property is currently utilised as a gymnasium, however could have a number of uses, including offices or storage. There are two main rooms divided by a courtyard to the rear. All enquiries and viewings are through Cardwells Letting & Estate Agents Bolton, 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Room One Potential Treatment Room/Office:** An external door gives access to a small enclosed yard and a further door leads to:

**Room Two:** Currently utilised as a gymnasium, however could be an office a storage room. Open plan gym/workout area. A metal door opens onto the rear lane.

**WC Room:** Close couple WC, wash basin, tiled splashbacks.

**Lease** We understand the landlord will draw up their own lease

**Credit Check Fees** If a credit check is required there will be a charge to the tenants of £240 Including VAT (£200 + VAT)

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

