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**DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BT**



- Prominent main road position
- Well presented throughout
- Accommodation over 3 levels
- Would suite various uses
- Approx 861sqft of space
- open plan reception & additional areas
- Parking area to rear. Lovely views
- Close to Bromley Cross Station



**Monthly Rental Of £1,000**

**BOLTON**

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A well presented main road commercial property ideal for a variety of uses. This is a superb trading location being in the heart of Bromley Cross village with other commercial properties nearby, and of course, Bromley Cross railway station which is only a short walk away. There is accommodation over three levels and the space extends to around 861 sq ft, open plan reception room, kitchen, WC/wash room, up a few stairs to two further rooms, and down a few stairs from the main area to another sizable room, staff room and small office/store. There is a large and prominent window to the front ideal to catch the eye of the passing traffic, quality flooring, excellent fitted kitchen area, and the property benefits from both gas central heating and air conditioning. The area immediately to the rear of the property is used for parking and beyond the back street are fields and a park. It's a beautiful location! The property has previously been a barbers, and would make excellent offices, in fact it would suit a variety of uses, possibly subject to a change of use. Currently the usage categories are A1 and A2 which covers retail and office usage amongst other professions. The Business Rates with Bolton Council has a rateable value of £9,400. However, depending on the circumstances, an incoming business may well be able to apply for Small Business Rate Relief, which could mean there are no rates to pay at all. If a business only uses one commercial property and as the rateable value is less than £12,000 there could be a circumstances where there are no business rates to pay. We encourage all parties to explore this with Bolton Council. The lease will be on an Internal repair and Insure basis, with the external element of the building maintained by the landlord. The term of the lease is flexible, previous leases have been for around 3 - 7 years, but we are happy to put a proposition forward and negotiate an agreeable period if possible. There is a great deal to admire, in the first instance there is a walkthrough viewing video available to watch, then internal viewing appointments can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

##### **Ground Floor**

**Main area** 21' 1" x 15' 0" (6.42m x 4.57m) UPVC double glazed window front aspect, radiator below, built-in storage cupboard.

**Kitchen** 7' 0" x 7' 9" (2.13m x 2.36m) Fitted wall and base units with a complementary worktop surface, stainless steel sink unit with mixer tap, splashback extractor fan.

**WC** Close coupled WC, wash basin with mixer tap, tiled splashback.

##### **From the main salon area steps lead up to**

**Treatment Room/Office** 10' 0" x 7' 6" (3.05m x 2.28m) UPVC double glazed door and rear aspect, radiator.

**Treatment Room/Office** 7' 2" x 10' 0" (2.18m x 3.05m) UPVC double glazed window rear aspect, wash basin with mixer tap inset a vanity cupboard, tiled splashback, radiator.

##### **Lower ground floor** Inner hallway, doors lead to

**Treatment Room/Office** 15' 3" x 9' 8" (4.64m x 2.94m) UPVC double glazed window rear aspect, radiator blow, wash basin with mixer tap in set to a vanity units, spotlights the ceiling built in boiler cupboard.

**Kitchen/Utility** Fitted work top surface, built in under stairs storage cupboard, a composite door gives access to the rear lane.

**Externally** There is 1 car space to the rear of the building.

**Bolton Business Rates** The property is situated in the Borough of Bolton, therefore the business rates are payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is rated at £9,400 per annum. Though this is not the amount paid and perhaps, small business rates relief could be available depending on circumstances.

**Lease Term** The minimum lease term is 3 years however a longer term is preferable. The cost of the lease will be split 50/50 by the landlord & tenant. Deposit required is one months rent.

**Credit Check Fee** If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

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

**Declaration** As part of the estate state agents act Fivegate Limited trading as Cardwells declare that employees of the company have a financial interest in this property through an ultimate long term private pension investment.

