

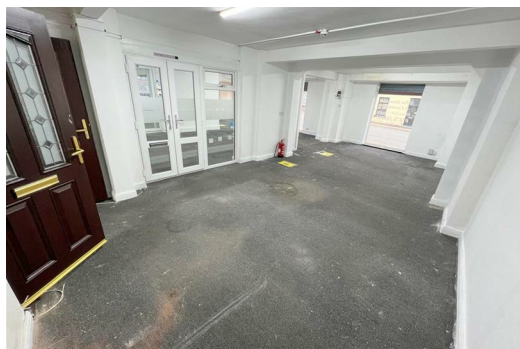
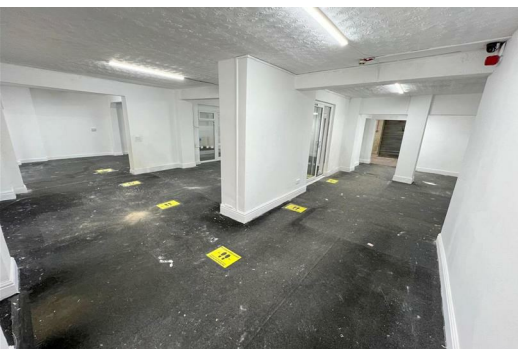


**75-79 Tonge Moor Road, Bolton
BL2 2DL**

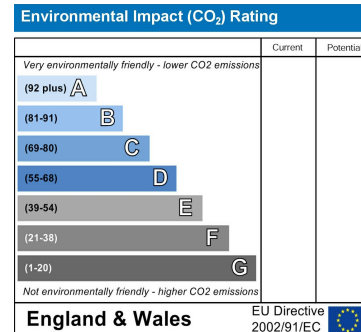
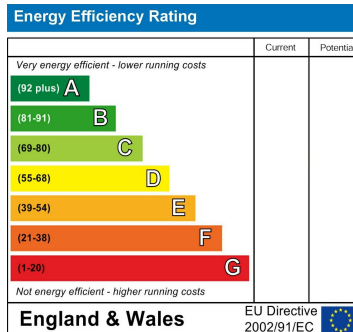
£1,833 Per Month

Hyde Estates present this brick built, ground floor shop and premises in Bolton. Situated on an established parade of shops fronting Tonge Moor Road (A676), a high traffic location with good visibility from the road. The unit measures approx 189 m2 (2,034 sqft). The large front retail area features plastered walls and ceiling with halogen strip lighting.

There's a separate office together with a kitchen and WC. To the rear is a large storage/ workshop with full height roller shutters and rear door, ideal for loading. Electric roller shutters are fitted to the front elevation. The unit would suit a variety of uses and was formerly occupied by a window company



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Location

Situated on an established parade of shops fronting Tonge Moor Road (A676), conveniently located to the A58 and M61 motorway junction. The area is predominantly residential with a generous retail offering nearby.

Rent

£22,000 pax

Accommodation - ground floor approx 189 m2 (2,034 sqft)

Terms of lease

By negotiation

VAT

We understand the property is not liable for VAT.

Usage

Shop and premises

EPC - D

Business rates

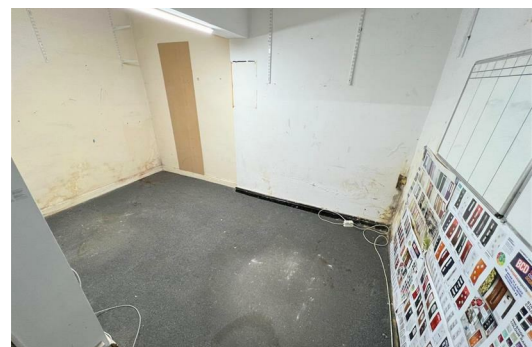
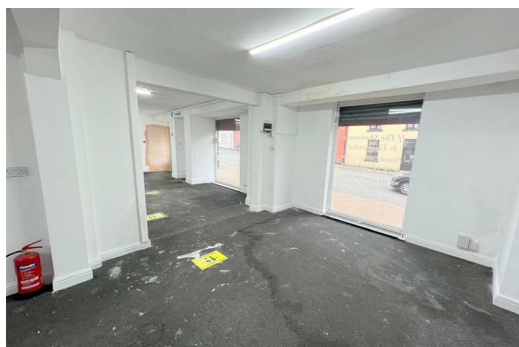
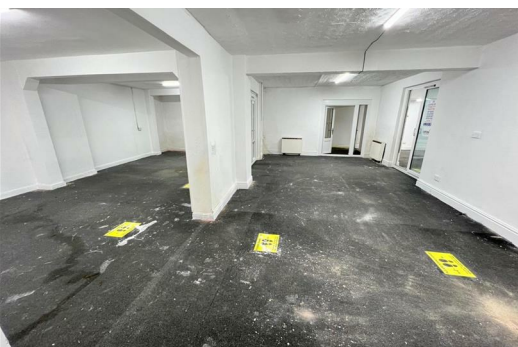
The property is described as "shop and premises" with a current rateable value of £11,750 per annum. This is the rateable value for the property. It is not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Bolton Council Business Rates Department on 01204 333333.

Legal costs

Each party to bear their own legal costs.

Viewings

Please contact Hyde Estate & Letting Agents 0161-773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

