



Hyde Estate & Letting Agents

**5 - 7 Bolton Street, Bolton  
BL4 8DB**

**£2,333 Per Calendar Month**

Hyde Estates present this double fronted two story retail unit in Kearsley. Situated on a parade of shops fronting Bolton Road (A653), a high traffic location with excellent visibility. The unit measures approx 2314 SQ FT (215 SQ M)



Hyde Estates present this double fronted ground and first floor retail unit in Kearsley. Situated on an established parade of shops fronting Bolton Road (A653), a high traffic location with excellent visibility from the main road. The unit measures approx 2314 SQ FT (215 SQ M). The retail area features plastered walls with suspended ceilings and inset lighting. There's a separate office together with a kitchen, WC, and shower room. To the rear is a large storage/ workshop with double doors to the rear, ideal for loading. The first floor provides three sizable offices together with a second WC. Also features electric roller shutters fitted to the front elevation and a gas boiler. The unit would suit a variety of uses that may require a showroom, offices and storage.

**Location**  
Situated on an established parade of shops at the junction of Bolton Road (A653), Long Causeway (A5082) and Higher Market Street (A6053). Just a short drive to the A666 and M61 motorway junction 3.  
**Accommodation** - ground and first floor approx 2314 SQ FT (215 SQ M)

**Terms of lease**  
By negotiation

**VAT**  
We understand the property is not liable for VAT.

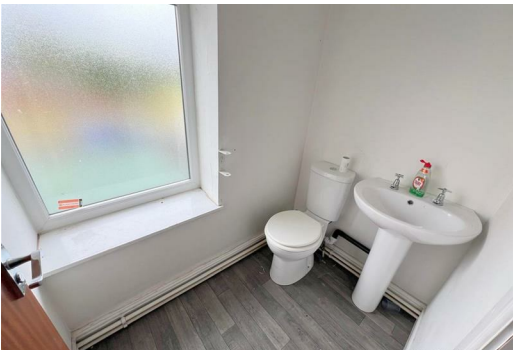
**Usage**  
Retail and financial

**EPC - C**

**Business rates**  
The property is described as "shop and premises" with a current rateable value of £10,750 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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(34-38) G			(34-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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