



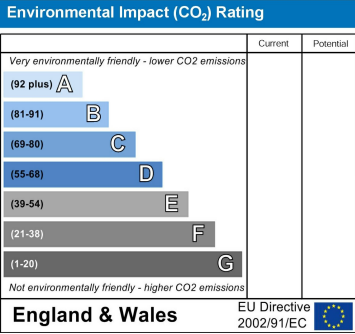
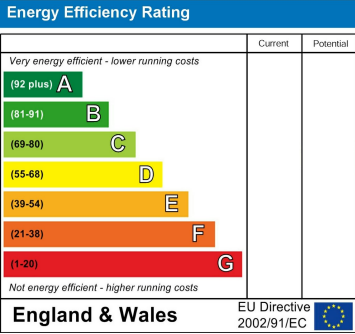
**5 Bolton Road (Ground floor left unit), Bolton
BL4 8DB**

£1,000 Per Calendar Month

Hyde Estates present ground 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 835.2 SQ FT (77.6 SQ M).



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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 floor approx 835.2 SQ FT (77.6 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” 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

