

**£1,599 Per Month**

**2314.00 sq ft**



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**5-7, Bolton Road Kearsley, Bolton, BL4 8DB**

# Summary

Amco Commercial are pleased to offer this prominent, well-presented commercial premises in the heart of Kearsley, offering flexible accommodation across two floors – ready to occupy and suitable for a wide range of business uses. Occupying a highly visible position on Bolton Road – one of the main arterial routes connecting Bolton, Farnworth and the wider M61 corridor – this is an excellent opportunity to secure a substantial and adaptable commercial unit with genuine kerb appeal and strong passing footfall.

## The property

The ground floor offers an impressive full-width retail frontage with large display windows, drawing the eye of every pedestrian and motorist on this busy main road. The open-plan accommodation can be configured to suit a broad range of uses, from customer-facing retail to consulting or reception space. The first floor provides a series of bright, well-proportioned private offices and open areas with good natural light, featuring a mix of carpeted and hard-floored rooms suited to both client-facing and back-office use. The property further benefits from heating and air conditioning throughout, secure rear access via a large loading-bay style door, and is presented in good decorative order.

Prospective occupiers should note that the ground floor is also available to let separately at £1,200 per calendar month, offering a more compact and cost-effective option for businesses requiring prominent retail or reception space without the full building commitment.

## The location

Kearsley sits between Bolton and Farnworth in Greater Manchester, with junction 3 of the M61 approximately 1 mile away, Bolton town centre around 3 miles north, and Manchester city centre roughly 8 miles to the south-east. Bolton Road carries strong daily traffic with a healthy mix of nearby retail, food, beverage and local services, while regular bus routes and Farnworth train station ensure good public transport connectivity.

# Key Features

- Prime main road frontage
- Flexible, multi-room accommodation
- Practical rear access
- Excellent transport connectivity

# Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:  
0161 773 3978  
info@amcocommercial.co.uk

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