SHOP/TAKEAWAY TO LET

BOLTON – 322 Crompton Way, BL2 2NE

Mason Partners

LOCATION

The property is located in a prominent location fronting Crompton Way in a well populated residential area to the north east of Bolton City Centre.

Crompton Way (A58) forms the outer ring road and links directly with Blackburn Road (A666) which forms a direct link to the City Centre and Motorway Networks.

The premises form part of a retail parade fronting Crompton Way which consists of 5 units. Other occupiers within the parade include a news agents, an Indian takeaway and a chip shop.

ACCOMMODATION

Ground Floor	489 sq ft
First Floor (Possible Flat)	586 sq ft

TENURE

The premises are available by way of a new lease.

RENT

£12,000 per annum exclusive of VAT.

RATES

Rateable Value (2017 List): £8,400
Estimated Rates Payable: £3,914

We would advise interested parties to make their own enquiries to verify this information.

EPC

A certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VIEWING

Mathew Green 0151 225 0109 mathewgreen@masonpartners.com
Robbie Walmsley 0151 225 0116 robbiewalmsley@masonpartners.com

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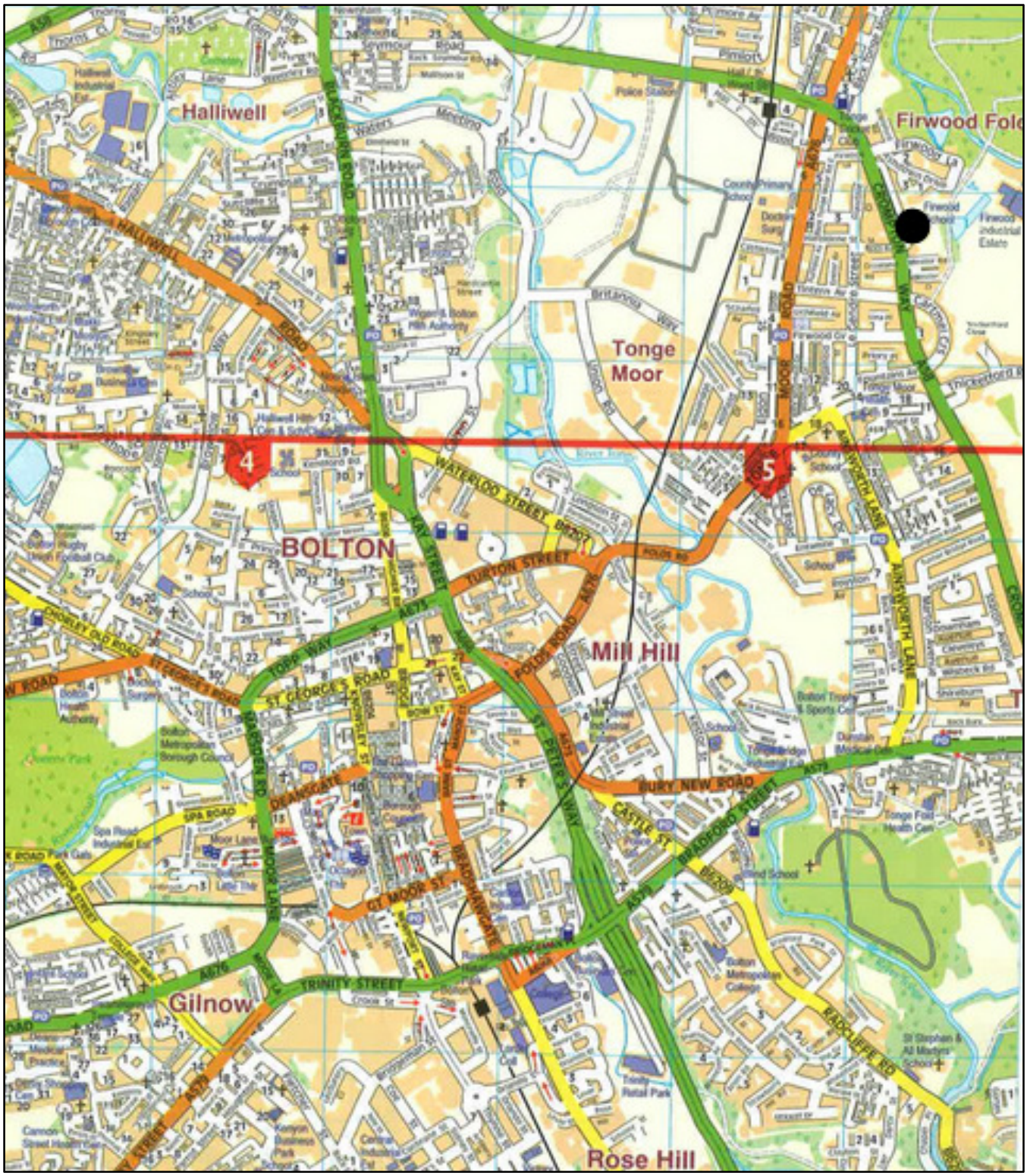

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