



474 SQFT COMMERCIAL PREMISES. UTILITY BILLS INCLUDED IN THE ASKING RENT. STORAGE UNIT. FREE PARKING.

Wellington Garage

Bury Road, Bolton, BL2 6PY

Industrial / Storage

TO LET

474 sq ft

(44.04 sq m)

- Utility Bills Included In The Asking Rent
- Free Parking
- Kitchen/Staff Rest Room
- 474 Sq Ft Storage Unit

Where your business belongs

Wellington Garage, Bury Road, Bolton, BL2 6PY

Summary

Available Size	474 sq ft
Rent	£450.00 per month UTILITY BILLS INCLUDED IN THE ASKING RENT
Business Rates	Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
Service Charge	N/A
VAT	Not applicable
EPC Rating	Upon enquiry

Description

LOOKING FOR A LOCAL STORAGE UNIT, WITH UTILITY BILLS INCLUDED IN THE ASKING RENT?!!

The premises consisting of a ground floor 474 sqft storage unit that could be used for a variety of different uses including but not limited to storage for a online retailer or workshop.

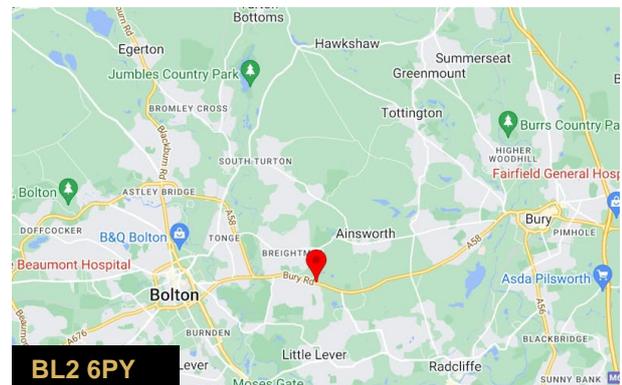
The premises also has the benefit of the use of share kitchen and staff rest room in addition to a share reception area to the ground floor to welcome your clients. FREE parking space is also included.

The property is available for immediate occupation. VIEWING IS BY APPOINTMENT ONLY.

WALK THROUGH VIDEO AVAILABLE TO VIEW

Location

Located between Bury and Bolton on Bury Road (A58), approximately 3 miles from Bolton and 5 miles from Bury town centre. The M60 Greater Manchester motorway work is on 7.5 miles away. Manchester City Centre is only 9 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East



Viewing & Further Information



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