

To Let



Vincent Private Hire Ltd
01204 690096/669669

AurA
HAIR & BEAUTY
Tel: 01204 776769

TO LET

TO LET
01257
422729

ALL BROWS
WAXING
LASH LIFTS

Retail Shop

1,506 SQ FT (139.91 SQ M)

📍 85 WINTER HEY LANE, HORWICH, BOLTON, BL6 7PA

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Extending to 1,506 sq ft (139.91 sq m)
- Comprising a number of treatment rooms/offices
- Accommodation arranged over two floors plus attic stores
- 100% Business Rates Relief available for qualifying occupiers
- Busy position adjacent to The Co-Op convenience store
- May suit a number of uses STPP including retail/office/clinic
- Located in Horwich Town Centre
- Close to free public car park
- New Lease
- £9,600 per annum / £800 pcm, exclusive



Map Data: Google Earth

LOCATION

The property is located upon Winter Hey Lane in the Horwich area of Bolton and nearby occupiers include Aldi Supermarket, Iceland Food Warehouse, The Co-Operative Food Store, The Post Office, Justin Kellett Opticians and many other local independent retailers, including restaurants, cafes and restaurants. The area is a mixed use commercial, retail, office and residential area. The property is located approximately 2 miles from Junction 6 of the M61 Motorway affording access to the National Motorway Network, and local amenities such as Middlebrook Retail Park

DESCRIPTION

Comprising a mid-terraced retail shop of traditional masonry construction with rendered elevations and set beneath a pitched and slated roof covering. The accommodation itself is arranged over ground and first floors. The property has previously been utilised by a Laser Skin Clinic, Private Taxi-Office and clothing/fashion retail shop, however, may suit a number of other uses including general retail, salon and treatment rooms, physiotherapy/sports massage clinic, health centre or estate agents, financial services office or similar.

On the ground floor there is a reception and treatment room - the ground floor could be easily reconfigured to provide open-plan accommodation and also benefits from a single WC and small kitchen area. The first floor has 4 treatment/office rooms, kitchen and WC facilities, together with a storage room. In addition, there is staircase access to the attic space (which we haven't included within our floor areas but extends to approx. 150 sq ft), which may provide useful stores/ ancillary space.

SERVICES

From our enquiries, we understand that mains electricity, gas supply, water and mains drainage are connected to the property.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances and therefore we are unable to comment upon their adequacy or condition.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	60.38	650
First Floor	79.52	856
Total	139.91	1,506

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £6,300, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

LEASE TERMS

The property is available by way of a new 2 to 3 year lease on Tenant's Full Repairing & Insuring Lease Terms.

RENTAL

The Rental is £9,600 per annum / £800 pcm, exclusive. VAT is not applicable.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.



EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

76-100

D

95 D

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 [✉ daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 [✉ adam.westwell@turnerwestwell.co.uk](mailto:adam.westwell@turnerwestwell.co.uk)

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.