

67 Church Street

Westhoughton, Bolton, BL5 3RZ

839 SQUARE FEET. An opportunity to lease this corner position ground floor shop/office premises. Comprising of a sizeable reception to the front of the building, two further good sized offices, kitchen area and wc. Potential of extra room space if any tenant wishes to refurbish the cellar area. The property also benefits from a newly fitted CCTV system and various parking is available close by.

£975 Per Calendar Month

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- LARGE OFFICE PREMISES
- WELL PLACED FOR ALL LOCAL AMENITIES
- RECEPTION AND TWO OFFICES
- ELECTRIC HEATING
- OCCUPYING A CORNER PLOT
- CCTV SYSTEM

RECEPTION

HALLWAY

OFFICE TWO

MAIN OFFICE

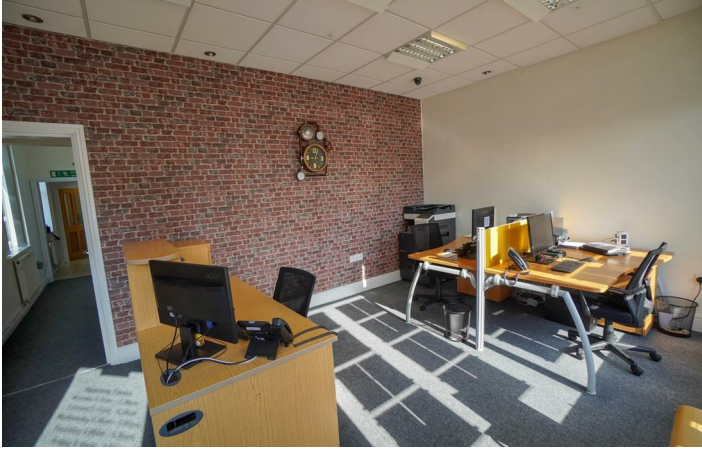
KITCHEN

TOILET

EXTERIOR



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	