



Up To 3,873 Sq Ft Available Within Established Medical Practice

Crompton Health Centre, Victoria Road, Crompton Way, Bolton, BL1 8UP



**Sanderson
Weatherall**



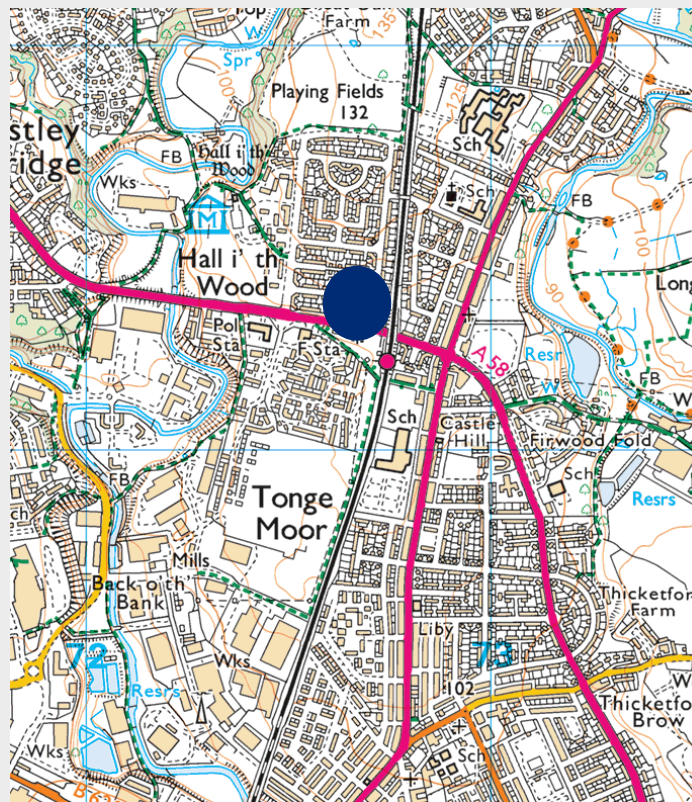
Description

The available accommodation is located on the second floor of the Crompton Health Centre with lift and stair access currently via the main reception. There is the option to have a separate entrance directly from the car park with both lift and stair access, subject to terms agreed.

The accommodation is currently in shell condition ready for a complete fit out. The space is ideally suited to a healthcare (D1) use, however would also be suitable for alternative uses subject to obtaining the necessary planning consents. The medical centre benefits from a large private car park.

Accommodation

Description	Sq M	Sq Ft
Second Floor	359.8	3,873



Location

The available accommodation is located within the established Crompton Health Centre, located in a prominent position on the A56 Crompton Way. Bolton is approximately 1 mile south of the Health Centre, and Manchester city centre is approximately 10.5 miles South East.

The Centre benefits from good transport links with easy access to the local and regional road networks, and the Hall i' th' Wood Railway Station is located adjacent.



EPC

The property has an EPC rating of C (67) a full copy of which is available upon request.

Lease Terms

A new full repairing and insuring (FRI equivalent) lease for a term for a term of years to be agreed.

A fit out of the space can be agreed between the Landlord and the ingoing Tenant which will be reflected in the rental.

Rent

Details of the quoting rent are available upon application (incentives available).

VAT is payable at the prevailing rate.

Business Rates

Interested parties should make their own enquiries of the Local Authority.

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