

To Let
£550 per calendar month



Ground Floor Retail/Office Premises

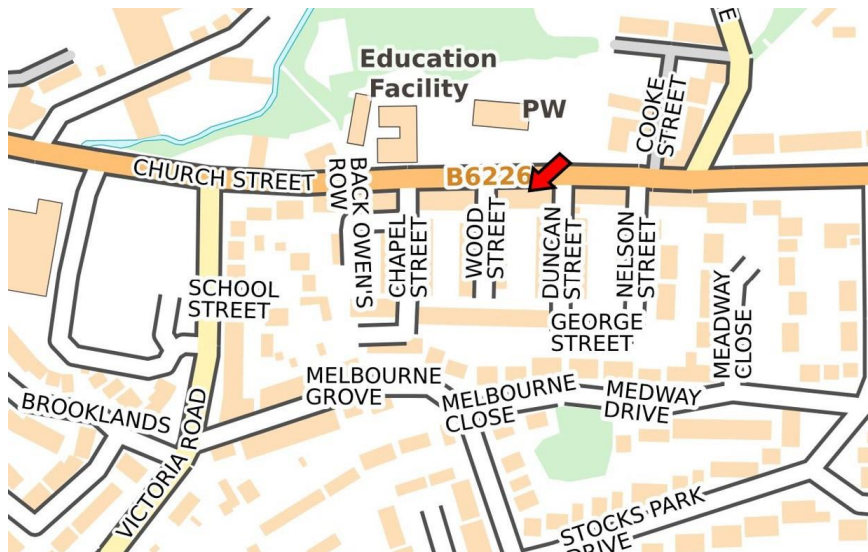
460 SQ FT (42.73 SQ M)

📍 30 CHURCH STREET, HORWICH, BOLTON, BL6 6AD

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Ground floor retail/office premises
- Well regarded mixed-use location, on the fringes of Horwich Town Centre
- Previously utilised as a café/coffee shop – may suit a range of uses
- Situated on public transport route
- Approximately 1/3 of a mile from Horwich Town Centre
- Walking distance of Horwich Leisure Centre
- Free on-street parking to front of building
- 100% Business Rates Relief for qualifying occupiers
- New lease
- £550 per calendar month



LOCATION

The property is prominently situated along Church Street (B6226), which extends from Chorley Old Road, roughly one-third of a mile to the east of Horwich Town Centre. The surrounding area is a popular mixed-use environment, featuring establishments such as public houses, restaurants, cafes, hair and beauty salons, offices, and residential units.

Directly across from the property are Horwich Parish Church and Primary School, while Horwich Leisure Centre is within a short walking distance.

Church Street serves as a busy public transport corridor, offering bus connections to both Horwich and Bolton Town Centres and beyond.

DESCRIPTION

The property consists of a significant three-story, pavement-facing mid-terraced structure built with traditional masonry, topped with a pitched and slated roof.

The space available is located on the ground floor and features a self-contained retail unit that was formerly used as a café, though it is adaptable for various purposes. This area includes a retail and seating space with a display window, along with a sales counter and a kitchen/preparation area located at the rear. Additionally, there is an external WC facility.

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	42.73	460

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£6,600 per annum/£550 per calendar month exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,550, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 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 (Bolton Council).

USE

E-Class.



LEGAL COSTS

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

EPC

The property has a current Energy Efficiency Rating of D(87). The certificate is valid until 9th September 2031.

76-100

D

87 **D**

VIEWINGS

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

Daniel Westwell | Joint Managing Director

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