

To Let
£14,500 p.a. exclusive



Prominent Two Storey Retail Premises

663 SQ FT (61.59 SQ M) - MAY SUIT A RANGE OF USES

📍 239 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent frontage onto Darwen Road (A666)
- Located within the affluent and highly regarded Bromley Cross suburb
- Approximately 3 miles north of Bolton Town Centre
- Positioned within a busy and established neighbourhood retail parade
- Close proximity to Co-op and Sainsbury's convenience stores
- Walking distance to Bromley Cross Railway Station with services to Bolton and Manchester
- Excellent road connectivity via the A666 with access to the M61 and M60
- Attractive mid-terraced, two-storey retail building
- Retail accommodation arranged over ground and first floors
- Feature display window providing visibility onto Darwen Road
- Suitable for a range of alternative uses (subject to planning permission), including retail, professional services and beauty/wellbeing
- Rental: £14,500 per annum exclusive



LOCATION

The property occupies a prominent position fronting Darwen Road (A666) in the highly regarded and affluent suburb of Bromley Cross, approximately three miles north of Bolton town centre. This established and desirable residential area benefits from a strong local identity and a vibrant neighbourhood retail core serving the surrounding community.

Bromley Cross offers a wide range of local amenities including independent shops, cafés, professional services and convenience retailers. The property forms part of the central village frontage, anchored by both the Co-Op and Sainsbury's convenience stores, creating consistent footfall and a busy trading environment.

Bromley Cross Railway Station is within close proximity, providing regular services to Bolton and Manchester, while the A666 offers direct access south to Bolton and north towards Darwen. The wider motorway network, including the M61 and M60, is easily accessible, ensuring strong regional connectivity.

DESCRIPTION

The property comprises an attractive mid-terraced, two-storey retail building of traditional construction, prominently positioned on Darwen Road.

The building was previously occupied as a hair and beauty salon, a use that has been successfully operated from the premises for a number of years. The accommodation is arranged over ground and first floors and is well presented throughout. A feature display window to the front elevation provides visibility onto Darwen Road.

Internally, the accommodation extends to approximately 343 sq ft (31.9 sq m) at ground floor level and 320 sq ft (29.7 sq m) at first floor level. The property adjoins a complementary tanning and beauty salon and sits within a busy and established neighbourhood retail area close to a busy mixed use shopping parade.

The premises may lend themselves to a variety of alternative uses, subject to the necessary consents, including professional offices (such as financial services, estate agency or consultancy), beauty and wellbeing operators, or general retail and showroom purposes.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	31.86	343
First Floor	29.73	320
TOTAL	61.59	663

SERVICES

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

LEASE TERMS & RENTAL

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

Rental: £14,500 per annum exclusive.

VAT

VAT is not applicable.

USE

E-class - commercial, business and service. The property may suit alternative uses, subject to planning permission. **It is the responsibility of the proposed Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council).**



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has the following Rateable Value Assessments, with effect from 1st April 2026: -

Ground Floor - £5,800

First Floor - £1,975

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

EPC

An EPC has been commissioned and a copy of the full Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

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

Daniel Westwell | Director

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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.

