

To Let
Rents from
£303.33 per month



High Quality Refurbished Beauty & Business Suites

99 - 232 SQ FT (9.2 - 21.55 SQ M) - SUITABLE FOR PERSONAL CARE SECTOR USES

📍 32 DOBSON ROAD, BOLTON, BL1 4RL

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent detached commercial building in the sought-after Heaton area of Bolton
- Well-established and highly regarded suburban location
- Within close proximity to Bolton Town Centre and its retail, leisure and transport amenities
- Recently refurbished to provide high-quality, self-contained beauty and business suites (ranging from 99 - 232 sq ft)
- 5 individual beauty and suites available over ground and first floor levels
- Specifically suited to hair, beauty, aesthetics and wellness operators
- Each suite benefits from private WC, sink, shower and kitchenette facilities
- Independent rear access providing privacy and operational flexibility
- Flexible fit-out opportunity with floor coverings left for incoming occupiers to install
- Ample on-street car parking
- Rents from £303.33 per month exclusive



LOCATION

The property occupies an established and highly regarded position on Dobson Road, within the sought-after Heaton area of Bolton, a well-regarded suburban location. The property benefits from close proximity to Bolton Town Centre, providing convenient access to a wide range of retail, leisure and transport amenities, together with excellent connectivity to the wider Greater Manchester region.

Situated in close proximity to the renowned Bolton School, the immediate surrounding area is characterised by an attractive and established environment, with a strong reputation for educational and professional occupiers. The property enjoys pleasant open aspects overlooking the school playing fields, providing an attractive outlook and enhancing the overall setting.

A range of amenities are available nearby, including the nearby Morrisons supermarket.

DESCRIPTION

The property comprises an attractive detached commercial building, arranged over ground and first floor levels, being of traditional solid red brick construction beneath a pitched slated roof covering. The building has undergone refurbishment and offers a range of well-presented, self-contained business suites suited to a variety of occupiers within the personal care and wellbeing sectors, as well as offices.

The available accommodation is accessed independently from the rear of the property and comprises five individual business suites arranged across ground and first floor level. The suites have been designed with occupiers in mind from the hair and beauty, aesthetics and wellness sectors, and would be suitable for uses including beauty therapy, nail technicians, lash and brow specialists, aesthetics practitioners, massage therapists, skin clinics, semi-permanent makeup artists, holistic therapies and similar complimentary uses, subject to any necessary consents. The accommodation would also suit offices.

Each suite is self-contained and benefits from its own private WC facilities, wash hand basin, shower and kitchenette provisions, providing a high degree of convenience and operational independence for occupiers. Heating is provided by way of wall-mounted electric panel heaters.

The common areas are spacious and well presented and the landlord will install floor coverings which suit the blend of uses that eventually occupy the property.

Floor coverings to the suites have not yet been installed and will be left for incoming occupiers to fit, allowing occupiers flexibility to install their own preferred floor finishes to suit their specific operational requirements and fit-out preferences.

The property further benefits from ample on-street parking availability immediately surrounding the premises, with convenient parking provision on both Dobson Road and Curzon Road.

LEASE TERMS

Available by way of a new Tenant's internal repairing Licence Agreement for a minimum term of 24 months.

ACCOMMODATION & RENTAL

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

Description/Floor	Sq Ft	Rental
Suite 1 - Ground Floor	99	£3,640 per annum
Suite 2 - Ground Floor	232	£5,800 per annum
Suite 3 - First Floor	146	£4,420 per annum
Suite 4 - First Floor	158	£4,940 per annum
Suite 5 - First Floor	164	£5,200 per annum

***Rent inclusive of water and cleaning of common areas, but excludes electricity and business rates.**

VAT

VAT is not applicable.

SERVICES

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

BUSINESS RATES

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 Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the 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

BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 nathan.broughton@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.