

To Let
£20,000 p.a. exclusive



Prominent Two Storey Retail Premises

2,441 SQ FT (226.82 SQ M)

📍 441-443 BOLTON ROAD, DARWEN, BB3 2JQ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Corner location fronting the A666 Bolton Road
- Strong Transport Links with easy access to Darwen Town Centre, Blackburn and Bolton
- Predominantly Residential Area supporting ongoing demand
- Versatile Property suitable for a range of uses, subject to consent
- Adaptable internal layout
- Gated rear yard providing access for loading and parking for approximately 3-4 vehicles
- New Full Repairing & Insuring Lease
- £20,000 per annum exclusive



LOCATION

The subject property is prominently situated fronting the A666 Bolton Road, at the corner junction with Portland Street. Bolton Road is one of the main arterial and public routes through Darwen. The property is located approximately 1 mile from Darwen Town Centre and also benefits from convenient transport links to Blackburn, Bolton and Darwen Train Station is located approximately 1.1 miles north of the property.

The property is situated in a predominantly residential location.

DESCRIPTION

The property comprises a prominent corner building arranged over multiple floors, providing a good level of accommodation with a flexible internal layout. The space is capable of accommodating a range of uses, subject to the appropriate consents.

The property includes a two-storey rear extension incorporating a conservatory-style feature with extensive window glazing, which enhances natural light into the property. The building benefits from a double frontage to Bolton Road offering excellent visibility.

Externally, the property benefits from a gated rear yard providing access for loading and parking for approximately 3-4 vehicles.

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	118.57	1,276
First Floor	108.25	1,165
TOTAL	226.82	2,441

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: £20,000 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,250, with effect from 1st April 2026. 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.

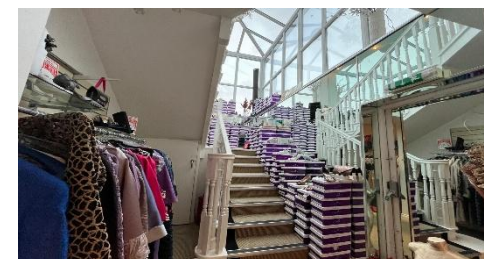
Small Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Blackburn with Darwen Borough Council).

USE

E-class - commercial, business and service. **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Blackburn with Darwen Borough Council).**

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 full 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.

Nathan Broughton | Graduate Surveyor

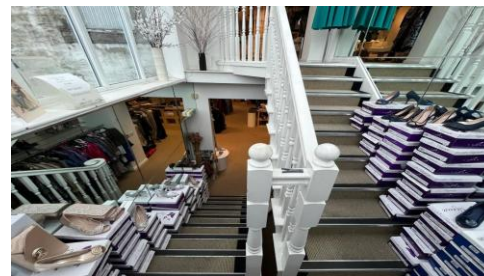
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending 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.



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.