

To Let
£12,000 p.a. exclusive



Ground Floor Retail/Office Unit - May Suit a Range of Uses (STPP)

1,062 SQ FT (98.66 SQ M)

📍 FORMER MARKET TAVERN, 139-141 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5QF

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Self-Contained former bar and premises
- Suitable for a range of uses, including personal care sector uses (hair, beauty, aesthetics), studio uses (pilates/yoga, etc) and general retail and offices (subject to planning permission)
- Prominent location on the edge of Horwich Town Centre
- Located on a major public transport route
- Finished to a high standard throughout
- Well presented with male and female WCs
- Rear car parking available (not allocated)
- New Tenant's Internal Repairing & Insuring Lease
- Rental £12,000 per annum (exclusive)



LOCATION

The property enjoys a prominent position on Chorley New Road (A673), situated on the edge of Horwich Town Centre, at the junction with Curteis Street. The immediate area is a popular and established mixed-use area, with nearby occupiers including multi-nationals such as Aldi Foodstore, The Co-op and Iceland, together with a range of independent occupiers, including hair and beauty, takeaway, restaurant, cafes, off-licence, bridal shops, education uses and accountants.

There is ample free car parking in close proximity and the property lies on a major public transport route.

DESCRIPTION

This impressive and prominently located, mixed-use commercial building has been refurbished to a high standard. The available space comprises a superb self-contained ground floor accommodation, suitable for a range of uses, including personal care sector uses (hair, beauty, aesthetics, etc), or leisure, to include studio uses such as pilates/yoga, together with office and retail (subject to planning permission).

The accommodation features generous open-plan space, together with well appointed separate male and female WCs.

Additional benefits include on-site car parking located at the rear of the property which is shared with other building occupiers on a first-come/first-served basis, however, there is ample on-street parking in the immediate vicinity.

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	98.66	1,062

SERVICES

The mains services connected to the property to include water, 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

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

RENTAL AND VAT

£12,000 per annum exclusive.

VAT is not applicable.

USE

The property was previously utilised as a Bar, Public House and Premises. **It is the responsibility of the Proposed Tenant to verify their intended use for the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).**

BUSINESS RATES

A re-assessment for Business Rates purposes is required. The previous Business Rates Assessment included the basement bar accommodation, which is to be let separately. **Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable for the property.**

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

EPC

The property has an current Energy Efficiency Rating of D(83). The certificate is valid until 14th September 2028. A full copy of the Report is available upon 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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