

To Let
£850 per calendar month



Prominent Town Centre Retail/Office Unit

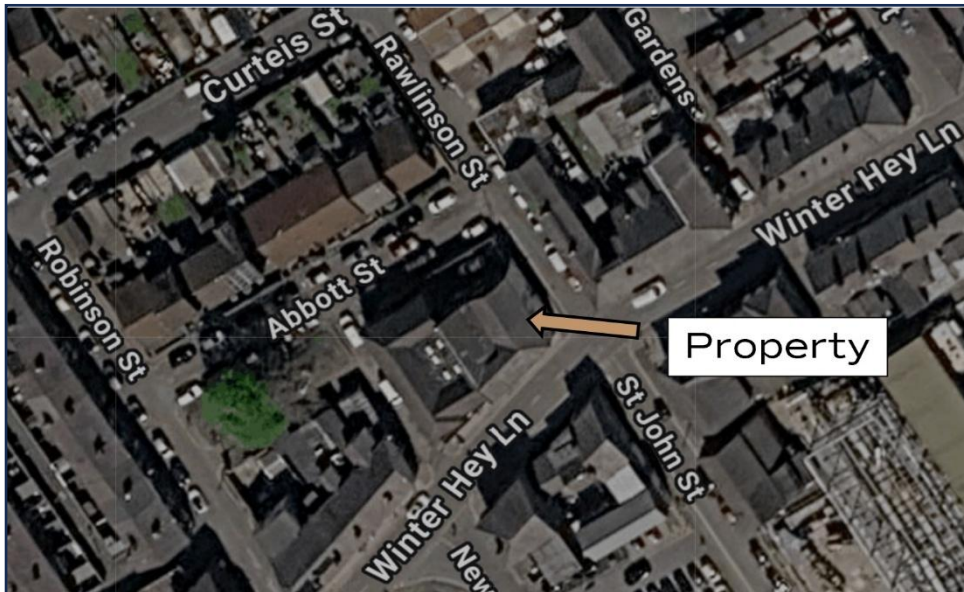
762 SQ FT (70.79 SQ M) - MAY SUIT A RANGE OF USES/OCCUPIERS

📍 GROUND FLOOR, 49 WINTER HEY LANE, HORWICH, BOLTON, BL6 7NT

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent corner position with extensive return frontage
- Established mixed-use location benefiting from high pedestrian and passing traffic
- Surrounded by a variety of cafés, independent retailers, professional services and public amenities
- Well-presented accommodation
- Recently redecorated with energy-efficient LED lighting installed
- Predominantly open-plan layout with additional rear office/storage accommodation
- Conveniently located within a short walk of free unrestricted public parking
- Excellent transport links with easy access to local bus routes, Horwich Parkway railway station and the M61 motorway
- 100% Small Business Rates Relief may be available for qualifying occupiers
- Rent £850 pcm (No VAT)



LOCATION

The property occupies a prominent corner position fronting Winter Hey Lane at its junction with Rawlinson Street, within Horwich Town Centre. The surrounding area comprises a well-established mix of retail, office, leisure and other commercial uses, with a range of independent and national occupiers located nearby.

The property benefits from good accessibility, with free public car parking available within a short walking distance. Horwich Town Centre is well connected to Bolton Town Centre, Middlebrook Retail Park, Horwich Parkway Railway Station and Junction 6 of the M61 motorway.

Nearby occupiers include a variety of retailers, cafés, restaurants, estate agents, hair and beauty businesses and other professional service providers, contributing to an established commercial environment.

DESCRIPTION

The property comprises a well-presented ground floor retail/office unit extending to approximately 762 sq ft (70.79 sq m). The accommodation is suitable for a variety of commercial uses, subject to the necessary consents where applicable.

Internally, the premises provide predominantly open-plan accommodation together with a private office/store to the rear, in addition to well appointed kitchen and WC facilities.

The specification includes gas-fired central heating, LED lighting, double-glazed display windows, painted plaster walls and suspended ceilings. The property also benefits from a prominent return display frontage and is located within a short walk of a free, unrestricted public car parking.

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	70.79	762

LEASE TERMS

The property is available by way of a new Lease on Tenant's Internal Repairing and Insuring terms. **Prospective Tenants will need to pass credit and reference checks and a Guarantor and deposit may be required.**

RENTAL

The rental is £850 per calendar month exclusive.

VAT

VAT is not applicable.

INSURANCE

The landlord will insure the building and recharge the cost of the premium relating to the ground floor premises, back to the ingoing tenant.

SERVICES

We understand that all mains services are connected to the property, including gas supply, water supply, and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

The ground floor commercial element is separately metered for utilities.

PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).**

LEGAL COSTS

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,100, with effect from 1st April 2026. **100% Business Rates Relief may be 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.

EPC

The property has an Energy Performance Certificate (EPC) Rating of C - Valid until 20th March 2027. A 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.

Daniel Westwell | Director

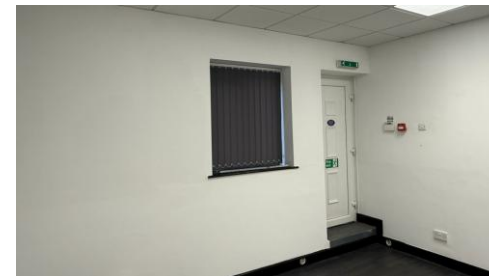
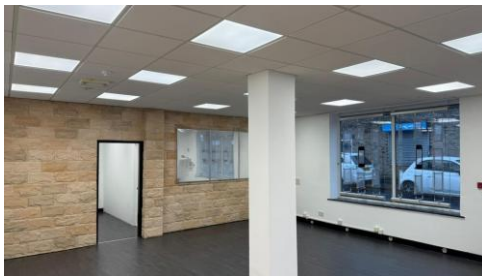
BSc (HONS), MRICS | RICS Registered Valuer

☎ 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.