

To Let
£22,000 per annum
exclusive



Commercial Property - Suitable for a Range of Uses (STPP)

3,439 SQ FT (319.48 SQ M) - PARKING FOR UP TO 10 VEHICLES

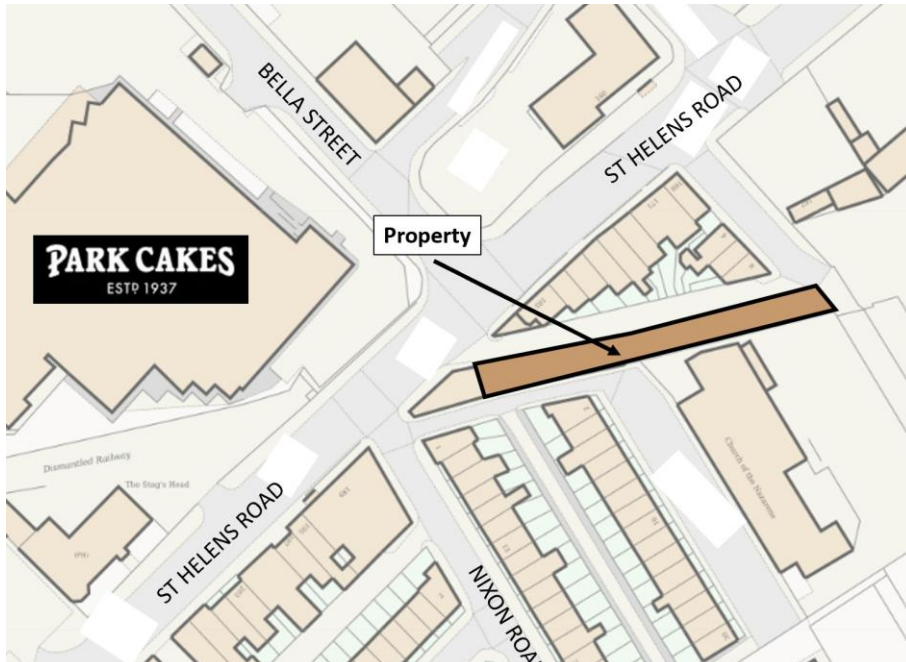
📍 187 ST. HELENS ROAD, BOLTON, BL3 3PS

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Turner Westwell
Commercial Agents

KEY FEATURES

- Generous multi-use commercial building
- Prominent building fronting busy main road (A579)
- On-site car parking included for up to 10 vehicles
- Former swim school with fully equipped swimming pool (9m x 4m)
- Accommodation arranged over ground and first floors
- Prominent building fronting busy main road (A579)
- Multiple rooms suitable for flexible business use
- Central heating, double glazing, and alarm system
- Ideal for a gym, wellness centre, nursery/pre-school, offices, community facility, or similar (STPP)
- £22,000 per annum exclusive



LOCATION

The property is prominently positioned fronting St. Helens Road (A579) in Bolton, within a well-established residential area that also includes a mix of commercial and light industrial uses. The location offers good connectivity, with Bolton Town Centre nearby and convenient access to the local motorway network. The presence of on-site parking provides added practicality for staff and visitors.

DESCRIPTION

The property comprises a substantial and highly visible commercial building of traditional masonry construction, set beneath a pitched and slated roof covering. Internally, the accommodation extends to approximately 3,500 sq ft, arranged over ground and first floors.

Previously operated for many years as a swim school, the premises include a fully equipped 9m x 4m swimming pool occupying part of the ground floor. The remainder of the ground floor offers a spacious open-plan layout, well-suited to a variety of uses such as a gymnasium, wellness and recovery centre, Pilates/Yoga studio, nursery/pre-school, or alternative commercial uses, including a restaurant, café, or office space.

The first-floor features changing room and shower facilities, supporting a wide range of potential occupiers. There is also a large waiting room area, which could be used as additional office, treatment areas, or storage.

Externally, there is private parking for up to 10 vehicles.

See Floor Plan to rear.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	204.66	2,203
First Floor	114.82	1,236
Total	319.48	3,439*

*Plus parking for up to 10 vehicles

LEASE TERMS & RENTAL

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

The rental is £22,000 per annum exclusive.

VAT

VAT is not applicable.

USE

E-class - Commercial, Business & Services. Suitable for a gym, wellness/recovery centre, nursery/pre-school, office hub, community facility, or similar (subject to planning permission). **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council).**

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C(60). The certificate is valid until 7th October 2034. A full copy of the Report is available upon request.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £14,250 (future increase to £19,000). **Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).**

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

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

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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.

F L O O R P L A N

