

463 Chorley Old Road, Bolton, Lancashire, BL1 6AH



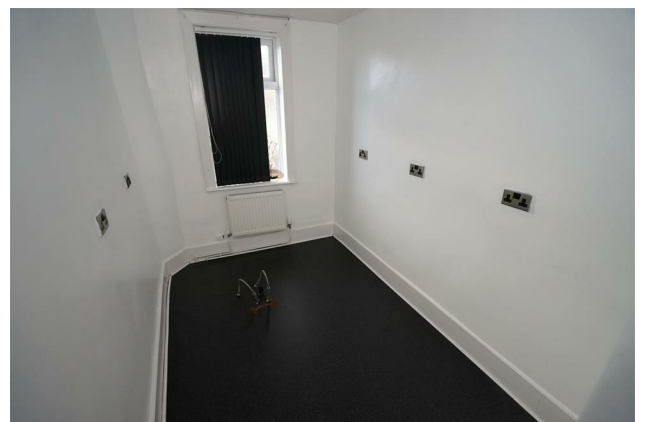
## £650 Per Calendar Month


Vacant shop offering excellent accommodation over two floors with the potential to share. Previously used as a hairdressers and and a dress shop the shop comprises to the ground floor two rooms, wc and kitchen, to the first floor there are a further 3 rooms. Offered with immediate occupation available subject to referencing and contract.

- Vacant Retail Premises
- Formerly Hairdressers / Beauty Therapy
- Could be Shared
- Available Immediately
- Viewing Essential
- Superbly Presented
- EPC Rating TBC







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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