

TO LET

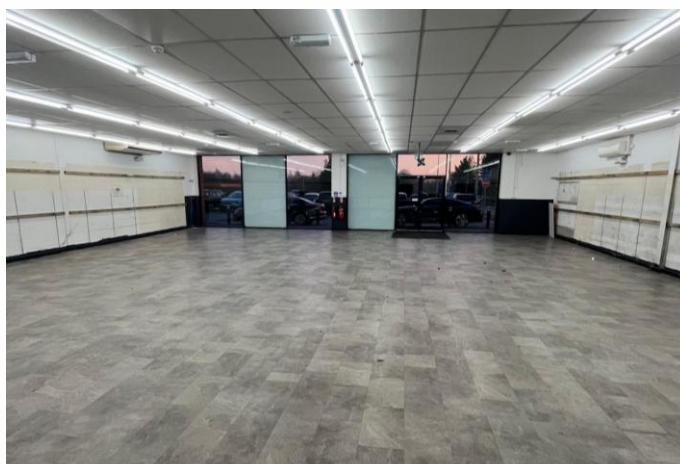
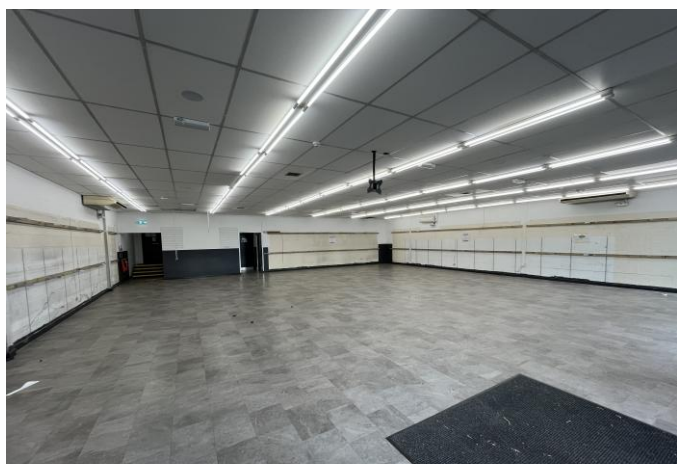

RogerHannah

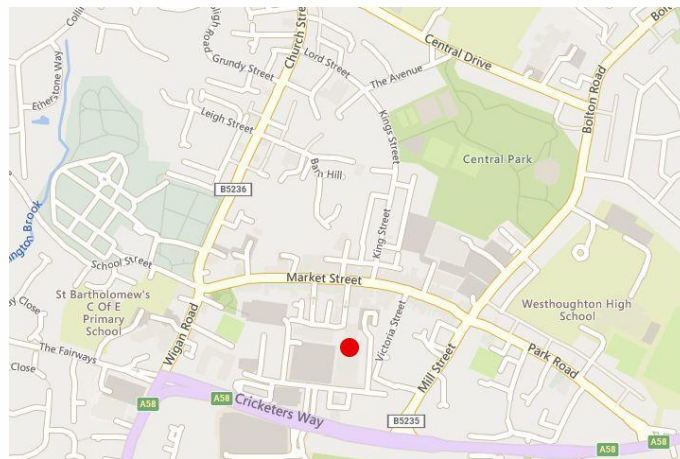


Units 7 & 8 - Pavilion Square, Cricketers Way, Westhoughton, Bolton, BL5 3AJ

Ground Floor Retail Unit
2,693 Sq Ft (250.18 Sq M)

- Located on an Established Retail Park
- Open Plan Sales Accommodation
- Prominent Glazed Frontage
- Customer Parking Available





Location

Pavilion Square is prominently positioned in the heart of Westhoughton town centre, a well-established retail location serving a strong local catchment. The scheme benefits from high footfall and visibility, anchored by national and independent retailers and supported by nearby residential areas. Westhoughton Railway Station is within easy walking distance, providing direct services to Manchester and Bolton, while the M61 motorway is a short drive away, offering excellent regional connectivity. The location is further enhanced by ample nearby parking and close proximity to local amenities, making it an attractive destination for both retailers and customers.

Description

Units 7 & 8 - Pavilion Square comprise a prominent and well-configured ground floor retail unit. Externally, the property benefits from a fully glazed frontage with double entrance doors, of brick-built construction beneath a pitched roof. The accommodation is largely open plan and benefits from suspended ceiling tiles incorporating modern LED strip lighting, providing bright lighting throughout. The unit is fitted with durable tiled flooring and is serviced by three-phase electricity and multiple air-conditioning units. To the rear of the sales area, steps lead to ancillary accommodation suitable for storage, together with WC facilities. The unit offers excellent visibility and strong kerb appeal within the scheme.

Accommodation

As measured in accordance with RICS Property Measurement (2nd Edition) the approximate GIA is as follows:

Ground Floor Retail Unit - 2,693 sq ft (250.3 sq m).

Asking Rent

£40,395 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £4,542.40 per annum plus VAT and is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £2,433.55 per annum plus VAT and is reviewed on an annual basis.

Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

EPC

A copy of the EPC is available upon request.

VAT

VAT is applicable on this property.

Legal Costs

Each party will be responsible for their own costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Robyn Egan

M: 07929 039 855

E: robynegan@roger-hannah.co.uk

Date of Preparation

14 January 2026