



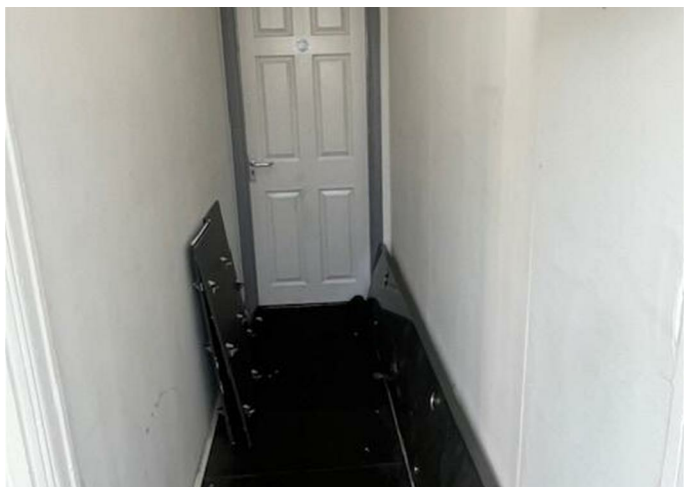
Office (EPC Rating: D)

# 473 LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JH

## £695

### FEATURES

- Ground floor office space
- Rear yard for extra space
- Includes a kitchen area
- Easy access to Bolton
- Located on Leigh Road
- Outside toilet available
- Office in Westhoughton
- Ideal for small business



# 1 Bedroom Office located in Bolton

FREENEY & OLIVER ESTATES are delighted to bring to the market this ground floor office space this presents an excellent opportunity for businesses seeking a convenient and accessible location. The property boasts a practical layout, featuring a rear yard that offers additional outdoor space.

The office is equipped with essential amenities, including an outdoor toilet and a kitchen area.

This office space is a blank canvas, ready for you to make it your own. Whether you are looking to establish a new venture or relocate your existing business, this property offers a fantastic opportunity. Do not miss the chance to secure this prime office space in Westthoughton.

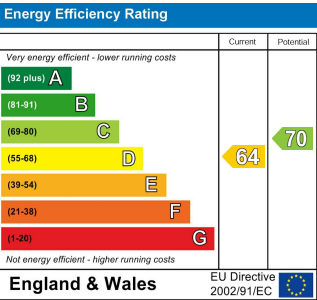
Front Office 6.38m x 3.61m Approx  
Back Office space 4.74m x 3.77m approx

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

## Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

