



## To Let - prominent retail/leisure premises

**X16 A & B Market Place, Knowsley Street, Bolton, Lancashire, BL1 2AL**  
**340 ft<sup>2</sup> (31.59 m<sup>2</sup>)**

- Bolton Town Centre's Premier Retail, Leisure and Hospitality Destination
- Opportunity for large outdoor seating area along Corporation Street subject to separate Pavement license from Bolton MBC
- Suitable for a variety of retail and leisure users
- Pre COVID Annual footfall figures of over 7 million visitors
- 500 Capacity Car Park
- Flexible Terms Available
- Busy location near the main entrance to the Market Place and on 'prime' Corporation Street.

## Description

Opportunity to lease premises in a prime retail location at the Market Place. Located in a prominent position, double fronted onto 'prime' Corporation Street.

There is a large paved area in front of the unit where rights can be granted to trade externally and provide an out door seating area. The unit provides accommodation over the ground floor.

The unit forms an integral part of the original Victorian Market Hall and Grade II Listed Building of special architectural & historic interest as well as being a Bolton Town Centre Heritage Asset.

Prior consents & approvals will be required to proposed (non structural) shopfit proposals & signage, before implementation.

## Location

The unit is available on Corporation Street and near the main entrance to the Market Place Shopping Centre. It is considered to be the main retail and leisure destination in Bolton Town Centre. The scheme provides 310,000 sq ft of retail floor space and benefits from 530 car parking spaces.

Occupiers include, Nandos, Boots, Next and JD Sports along with a number of national and local retailers and footfall figures of over 7 million visitors a year.

## Accommodation

The subject property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area (NIA) basis. 31.59 m<sup>2</sup> (340 ft<sup>2</sup>)

## Rent and Lease Terms

The rent will be the greater of a % of turnover or £12,000 per annum exclusive of all other outgoings payable quarterly in advance for a term to be agreed.

Insurance and Service charge is also payable. The current budget for 2022 is £1,725.

## Planning Use

Current use is Use Class E. The unit is suitable for a variety of retail and leisure uses. There may also be opportunities to utilise the front pedestrianised pavement in front of the subject. This will be subject to the granting of a pavement license from Bolton MBC.

## COVID SUPPORT

We are advised that recovering after Covid disruptions, there is business growth support, start-up support & recruitment support available. Further advice & guidance can be obtained from Bolton Economy Officer & Business Growth Hub.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £6,300 interested parties are best advised to verify business rate payable with the charging authority E:Business Rates Mailbox business.rates@bolton.gov.uk

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE.

John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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