



## TO LET - Prominent Town Centre Retail Premises

20 Corporation Street, Bolton, North West, BL1 2AN

813 ft<sup>2</sup> (75.53 m<sup>2</sup>)

- Town Centre Location
- Close to the entrance of the Market Place
- Within an area of good footfall
- Close to a number of national occupiers
- Open plan retail accommodation with ancillary basement space

## Description

The subject property is a prominently positioned retail premises in Bolton Town Centre.

The property provides open plan retail space on a ground floor basis. There is also ancillary staff space including kitchen / W.C in the basement with additional storage areas.

The property benefits from suspending ceilings with inset lighting, carpeting throughout and a glazed shop front. The property is in good condition throughout and would be suitable for a variety of retailers looking to take advantage of the location close to the Market Place.

To the rear of the property is an access road which can be utilised for drop off deliveries.

## Location

The subject property is situated in a prominent position on Corporation Street, a popular shopping parade in the heart of Bolton town centre in the pedestrianised area opposite the newly developed Market Hall which includes a mix of national retailers such as Primark, Next, JD Sports and Nandos. The location benefits from strong footfall with consumers travelling between the Market Place and the main areas of Deansgate and Victoria Square.

The property is in close proximity to several NCP car parks and Bolton train station is located within a 10-minute walk.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on net internal area basis 813 ft<sup>2</sup> (75.53 m<sup>2</sup>)

## Rent and Lease Terms

£12,000 Per annum payable quarterly in advance and exclusive of all other outgoings.

A new full repairing and insuring lease for a term to be agreed

## Planning Use

Use Class E - Retail Use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £9,700

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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