



To Let - Refurbished Town Centre Retail Premises

14-16 Corporation Street, Bolton, North West, BL1 2AN

2,368 ft² (219.99 m²)

- Town centre location next to O2
- Close to a number of national occupiers including new 40,000 sq ft Primark
- Located opposite the main entrance to Market Place
- Large Frontage
- Potential for out door seating

Description

The property provides a large double fronted retail unit, close to the Prime Retail area of Bolton Town Centre. It has recently been refurbished throughout to provide a open plan retail space in shell and core condition ready for an occupiers fit out. The accommodation is arranged over ground & part first floor. The property also has the benefit of the pedestrianised area directly in front of the property which could be utilised for additional out door seating if desired by the occupier.

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 Market Hall. Surrounding occupiers includes a mix of national retailers such as the soon to open 40,000 sq ft Primark, O2, 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 premises are arranged over ground (1,568 sq ft / 146 sq m) & first (800 sq ft / 74.32 sq m).

All measurements are approximate and have been made in accordance with the RICS Code of Measuring Practice.

Rent and Lease Terms

£35,000 Per annum exclusive of all other outgoings, payable quarterly in advance.

The property is available by way of a new full repairing and insuring lease for a minimum term of 5 years.

Planning Use

Use Class E - Retail.

Alternative uses may be considered subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council

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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