



## For Sale/To Let - Building with Planning consent for retail use

**Retail Building, Bridgeman Place Works, Salop Street, Bolton, Lancashire, BL2 1DZ**

**12,752 ft<sup>2</sup> (1,184.66 m<sup>2</sup>)**

- Excellent Location just off the A(666)
- Close to Bolton Town Centre
- Bolton Train Station within a short walk
- On site car parking
- Suitable for a variety of uses
- A number of residential developments nearby

## Description

The opportunity is to acquire a 2 storey building, which planning consent for use as a retail showroom with onsite Cafe. The building has already undergone external works including installation of new windows and external cladding. Internally the building is has marble floors installed along with plaster painted walls throughout.

There is a car park directly in front of the building.

## Location

The property is located in one of the key Town Centre intervention areas on Salop Street in the Trinity Quarter of Bolton Town Centre. It is close to Bradshawgate one of the main arterial routes through the centre of Bolton and within walking distance of Bolton Town Centre and many of the Town Centre Amenities.

The property is located on the edge of Bolton Town Centre, it benefits from excellent links to the A666 St peters Ways which ultimately links to the regional and national motorway network. It also have good links to the local road network. The property also is located within a 5 minute walk of Bolton Train Station.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and we calculate the floor areas to be 786.86 m (8,470 ft) over ground and first floors.

## Rent and lease terms

£80,000 per annum + VAT, exclusive of business rates, insurance and all other outgoings.

The property is available by way of a full repairing and insuring lease for a term to be agreed.

## Price

£895,000 For Sale + VAT

## Planning Use

Use Class E retail use only

Please note the property cannot be used for manufacturing or Industrial purposes.

## EPC

A copy of the EPC is available on request.

## VAT

VAT applicable

## Business Rates

As the property is undergoing reconstruction the property currently has a rateable value of nil. Please contact the rates department of Bolton MBC for further information.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher  
01204 221 030

[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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