



## **To Let - Land suitable for a variety of uses**

**Land And Higher Bridge Street, Bolton, North West, BL1 2HE**

**0.21 Acres (0.08 Hectares)**

- Located on the periphery of the Town Centre
- Highly prominent site along Topp Way
- Suitable for a variety of uses

## Description

The subject property is a highly prominent site located on the Corner of Higher Bridge Street at the Junction of Topp Way. It is a semi rectangular shared parcel of land which was previously used as a car park. The site extends to 0.21 Acres and is relatively level and surfaced given its previous use.

The car park has not been used for some period of time but is at highly prominent site on the periphery of the Town Centre. The trees and vegetation will not be able to be removed from the site until planning consent has been granted as part of any proposed development.

## Location

Whilst located to the West of Higher Bridge Street, The subject property is accessed via Clarence Street both off Bath Street and Palace Street and lies adjacent to the A673 Topp Way; a prominent position on the periphery of the Town Centre but close to the A666 St Peters Way. It is located close to the NCP carpark at Topp Way Duke Street and also close to the Holiday Inn off St Georges Road. It is also close to the Market Place Shopping Centre and the Croal Valley Intervention area.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the car park extends to 0.08 Hectares (0.21 Acres).

## Rent and Lease Terms

£20,000 Per annum exclusive of all other outgoings and payable quarterly in advance.

The site is available on full repairing and insuring lease for a term to be agreed.

## Planning Use

The property was previously used as a car park. The site is suitable for a variety of uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

We understand the property was removed from the rating list. However, we advise all interested parties to undertake their own investigations in this regard.

## 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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