



## TO LET Retail Premises

30 Corporation Street, Bolton, Lancashire, BL1 2AN

1,886 ft<sup>2</sup> (175.21 m<sup>2</sup>)

- Town Centre Location
- Opposite Market Place Shopping Centre
- Suitable for a variety of uses subject to planning
- Available immediately
- Former Dessert Shop

## Description

The subject premises is a mid terrace self contained retail unit, with first and second floor accommodation which is presently used as storage, there is also additional storage space in the basement.

The property is double fronted and benefits from laminate flooring on the ground floor with plastered painted ceiling finish and spot lights. The upper floor areas are in general carpeted with plaster painted walls and fluorescent strip lighting.

The property is secured with a roller shutter to the front and has the benefit of a fitted alarm system. To the rear of the property there is a designated loading and unloading area whereas the area to the front is pedestrianized and benefits from footfall out of the Market Place shopping centre.

## Location

The subject property is located on Corporation Street a pedestrianized area opposite The Market Place Shopping Centre which houses retailers such as Hotel Chocolate, Next and Primark. The Market Place has recently been redeveloped to include a 6 screen cinema and new restaurants including Nandos.

Corporation Street has a number of well-known occupiers including O2 and Carrs. The subject property is also located close to Market Street and Deansgate, again popular pedestrianized areas of Bolton Town Centre.

## Accommodation

Basement: Uninspected

Ground Floor: 59.93 m2 (645 ft2)

First Floor: 47.67 m2 (513 ft2)

Second Floor: 67.61 m2 (728 ft2)

Total NIA (excl basement): 175.21 m2 (1,886 ft2)

## Lease & Rental Terms

Internal repairing and insuring lease for a term to be agreed. There is a service charge applicable on the property.

## Rent

£20,000 per annum

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Current rateable value (1 April 2023 to present)

£13,000

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
Mrs Kim Fletcher  
01204 221030  
[kim.fletcher@fletchercre.co.uk](mailto:kim.fletcher@fletchercre.co.uk)



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