FLETCHER CRE

OFFICE
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INDUSTRIAL
INVESTMENT
LAND & DEVELOPMENT



TO LET - GROUND FLOOR RETAIL PREMISES

21 Market Street, Bolton, BL1 1BU

471 ft² (43.76 m²)

- Excellent retail location
- Ready for immediate occupation
- Open-plan retail accommodation, presented to a good standard throughout
- Surrounded by a mix of well established retail operators
- Suitable for a variety of retail and commercial uses, subject to necessary consents.

FLETCHER CRE LIMITED - ALL RIGHTS RESERVED - REGISTERED IN ENGLAND & WALES COMPANY REG NUMBER 08337706 - REGISTERED OFFICE: HALCYON HOUSE - 20 CHORLEY NEW ROAD - BOLTON - BL1 4AP

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Description

The property comprises a prominent ground-floor retail premises situated within a traditional mid-terraced commercial building, benefiting from a glazed shop frontage onto Market Street in Bolton town centre.

Internally, the accommodation provides an open-plan retail sales area, currently fitted out as a vape and accessories shop. The premises are presented to a good standard throughout, incorporating modern flooring, suspended ceilings with recessed LED lighting and ceiling-mounted air conditioning.

The accommodation provides a flexible retail space suitable for a variety of retail and commercial uses, subject to any necessary consents.

Location

The property occupies a prominent position on Market Street within Bolton town centre, benefiting from a busy commercial location with good levels of passing pedestrian traffic.

The surrounding area comprises a mixture of national and independent retailers, cafés, restaurants and other commercial occupiers. The property is conveniently located within walking distance of Bolton's main shopping areas, public transport links and town centre amenities.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 471 ft (43.76 m)

Rent & Lease Terms

£15,000 Per annum exclusive of all other ongoings. Full repairing and insuring lease for a term to be agreed.

Planning Use

Use class E

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Current rateable value (1 April 2026 to present)

£7,700

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE Limited.
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

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