

BOLTON

32 & 34/36 DEANSgate, BL1 1BL

SHOP UNIT TO LET



Location

The subject premises are prominently located at the eastern end of pedestrianised Deansgate in Bolton town centre opposite **M&S** and adjacent to **Superdrug** and **Entwistle Green Estate Agents**. Deansgate sits at the heart of the town centre between Market Place scheme, anchored by **Debenhams**, and Crompton Place anchored by **Primark**. Other occupiers in close proximity include **Wilkos**, **Santander** and **RBS**.

Accommodation

The available premises are **34/36 Deansgate** and provide the following approximate floor areas:

| | | |
|-----------------------|-------------|---------------|
| Ground Floor Area | 233 sq.m | (2,508 sq.ft) |
| Mezzanine Anc | 9.67 sq.m | (104 sq.ft) |
| First Floor Sales | 335.92 sq.m | (3,616 sq.ft) |
| First Floor Anc | 3.25 sq.m | (35 sq.ft) |
| Second Floor Anc | 408.76 sq.m | (4,400 sq.ft) |
| Third Floor Staff/Off | 276.38 sq.m | (2,975 sq.ft) |

Lower Ground (fronting Bridge St and could be sublet as self-contained space) 369.47 sq.m (3,977 sq.ft).

32 Deansgate is sub-let by Waterstones and provides the following approximate floor areas:

| | | |
|-------------------|-------------|---------------|
| Ground Floor Area | 131.83 sq.m | (1,419 sq.ft) |
|-------------------|-------------|---------------|

(All measurements have been calculated in imperial and converted to metric).

Available subject to Relocation

Available by way of Lease Assignment or Sub Lease

Confidentially Available - Staff Unaware

Tenure

The property is held by way of a full repairing and insuring lease for a term expiring 8th September 2022 at a passing rent of £352,000 pax, (less 32 Deansgate which is sublet to Countrywide Estate Agents t/a Entwistle Green at £37,500 pax on a coterminous lease, subject to a tenant break option in January 2020).

Terms

The property can be made available by way of a lease assignment or by way of a new coterminous sub-lease, at a rent to be agreed.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

| | <u>32</u> | <u>34/36</u> |
|-----------------------|-----------|--------------|
| Rateable Value (2017) | £42,000 | £95,000 |

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk

Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Appointments to view should be made strictly by prior appointment through Nick McAllester of this office or alternatively contact our joint agents RSR Properties (Tel: 0203 691 4384).

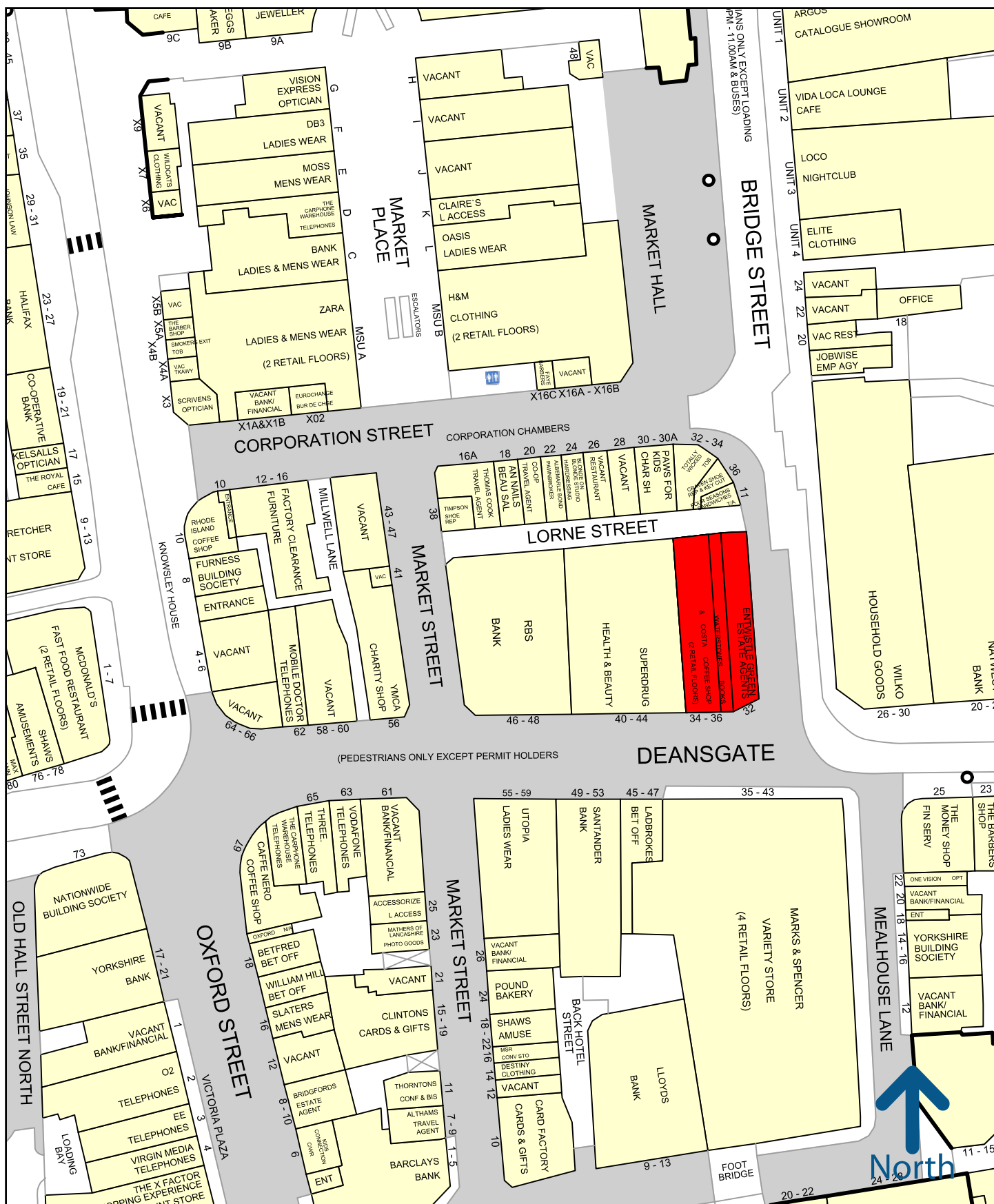
Email: nmcallester@metisrealestate.com

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