



To Let - Ground Floor Town Centre Retail Unit

Unit 1, 2-5 Crown Street, Bolton, BL1 2RU

638 ft² (59.27 m²)

- Well located in Bolton Town Centre
- Suitable for a variety of uses subject to planning permission
- Storage, loading and WC facilities included
- Within walking distance of the recently refurbished Market Place Shopping Centre.



Description

Unit 1 is a retail unit fronting Crown Street. Internally, the accommodation has recently been refurbished throughout to provide well-appointed retail sales / office area to the front of the unit and a storage area to the rear with roller shutter access. There are also staff WC facilities to the rear.

The property is well located and would be suitable for a variety of retailers looking for a space ready for immediate occupation.

It must be noted that the property does not provide any parking provision, however contract parking is available in the near vicinity.

Location

The property is located on Crown St, just off Deansgate, a popular shopping parade in the heart of Bolton Town Centre. The property is in close proximity to a number of local and national retailers, such as Marks & Spencer, Boots and Waterstones.

There is also a number of leisure offerings within close proximity including the newly developed vaults development at the Market Place shopping centre. The property is in close proximity to several NCP car parks and the newly developed Bolton interchange is located within a 5-minute walk.

Accommodation

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

Rent and Lease Terms

£6,000 per annum exclusive of all other outgoings on a full repairing and insuring lease for a term to be agreed subject to contract.

Planning Use

A1 Retail

Alternative uses may be considered subject to the necessary planning consent.

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £10,000

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

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