



## To Let - Basement with A3 planning - 2,533 ft<sup>2</sup>

Basement Of 57 – 61 , Bradshawgate, Bolton, BL1 1DR

2,533 ft<sup>2</sup> (235.32 m<sup>2</sup>)

- A3 (Restaurants & Cafes) planning
- Prominent position off Bradshawgate
- Opposite Nelson Square and a number of bars
- Suitable for a variety of uses subject to planning permission



## Description

The subject property is a basement commercial premises previously used for offices and storage. The unit has A3 (Restaurants & Cafes) planning and is located just off Bradshawgate, Bolton which is the main street in Bolton for nightlife. The property is accessed via an outer staircase off Silverwell Street.

The basement is a blank canvas ready for tenant fit out and benefits from water and gas connection with two-phase electric power.

## Location

The subject property is entrance is located on Silverwell Street which is just off Bradshawgate (A575), one of the principle roads leading through Bolton town centre. The property has great transport links with the A666 St Peters Way providing access to the M61 and ultimately the national motorway network.

A range of amenities are provided in the nearby vicinity including the newly developed rail and bus station, retail facilities and public car parking.

Bradshawgate is popular with both Bars and Nightclubs and is the main area of activity on an evening.

## Accommodation

The subject property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area (NIA) basis as follows: 2,533ft<sup>2</sup> (235.287m<sup>2</sup>)

## Tenure

Leasehold

## Rent and Lease Terms

£12,000 Per annum exclusive of all other outgoings for a term to be agreed subject to contract

## Planning Use

A3 (Restaurants & Cafes)

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

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

We would recommend all interested parties make their own enquiries via the VOA.

## Viewing

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

Ms Ruth Bates

07388 996 141  
01204 221063  
[ruth.bates@millermetcalfe.co.uk](mailto:ruth.bates@millermetcalfe.co.uk)

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