

BOLTON

32 Newport Street

TO LET



Location

The premises are located on the busy pedestrianised Newport Street in the heart of Bolton town centre.

The property is adjacent to **Ladbrokes** and other occupiers within the near vicinity include **Home Bargains, Greenhalghs, Game, William Hill** and **Heron Foods**. The location has recently benefitted from the relocation of the town's transport interchange.

Accommodation

The property is arranged over ground, first and second floors, providing the following approximate areas:

Ground Floor Sales	1,302 sq ft	121.0 sq m
First Floor	1,613 sq ft	149.9 sq m
Second Floor	332 sq ft	30.8 sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£35,000 per annum exclusive.

EPC

The Energy Performance asset rating is Band D 81. A full copy of the EPC is available for inspection if required.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Bolton Council confirm the property is assessed as follows:

Rateable Value £36,500

Interested parties are advised to make their own enquires on 01204 331730.

Legal Costs

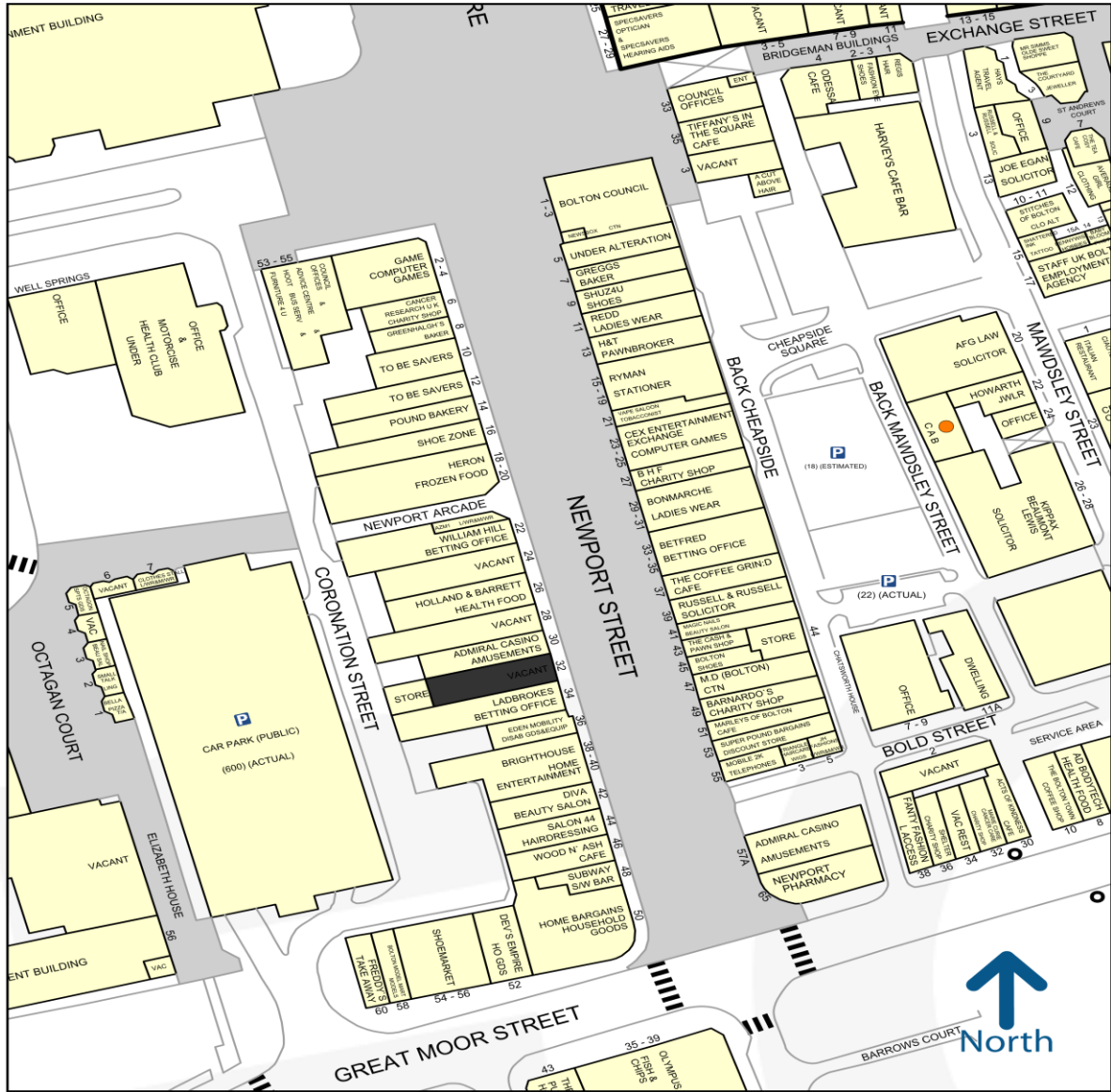
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725 llyr@emanueloliver.com or our joint agents Barker Proudlove on 0161 631 2852.



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