Prominent Retail Premises To Let

113, Bradshawgate, Bolton, BL1 1QD
1,050 ft² (97.55 m²)

- Additional onsite commercial space available including offices and warehousing.
- Excellent transport links with Bolton Transport Interchange just a short distance away
- Ready for immediate occupation
- Close to town centre amenities
- Flexible lease terms available
**Description**

The property comprises of a substantial ground floor retail unit the majority of which is open plan with the benefit of a staff toilet and ancillary storage. The unit is carpeted throughout, with plaster painted walls, suspended ceilings and inset LED lighting.

The unit would be suitable for a variety of uses subject to planning permission and any incoming tenant would benefit from a prominent position on a busy road beside well established occupiers.

**Location**

The subject premises are situated in the heart of Bolton town centre, fronting Bradshawgate. The property is surrounded by a mix of uses including offices, retail units and restaurant/takeaway premises. Bradshawgate is one of the main thoroughfares through the town centre which links with the A666 and the inner ring road, and ultimately leads to the national motorway network.

The property is located within a 5-minute walk of Bolton transport interchange with direct buses and trains to Manchester city centre, Blackburn, Preston and Manchester airport.

**Accommodation**

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA) 1050 ft (97.5 m)

**Tenure**

£10,000 Per annum payable monthly in advance. Flexible lease terms available

**Planning Use**

A1 Retail

**EPC**

A copy of the EPC is available on request.

**VAT**

VAT may be applicable at the prevailing rate

**Business Rates**

The units will be assessed upon occupation.

**Viewing**

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

Mr Jonathan Mcilhinney

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