

# BOLTON

## 1/2 VICTORIA PLAZA BL1 1RD

### PROMINENT SHOP UNIT TO LET

**With the benefit of A2 Consent  
(Subject to obtaining Vacant Possession)**

#### LOCATION

The property occupies a prominent trading location on the pedestrianised Oxford Street, being adjacent to **Yorkshire Bank** and **02**. Nearby multiple retailers include **Virgin Media**, **Barclays**, **Slaters Menswear**, **William Hill**, **BetFred**, **Caffe Nero**, **Carphone Warehouse**, **3**, **Greggs** and **McDonalds**.

#### ACCOMMODATION

The premises are arranged on ground and basement floors, with the following approximate areas and dimensions:-

Internal width	32'0"	9.8m
Shop depth	64'8"	19.7m
Ground floor sales	1,623 sq ft	194.7 sq m
Basement ancillary	1,810 sq ft	168.1 sq m

**NB** – The above areas are to be confirmed on site following the creation of a new entrance to the upper parts.



#### LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£45,000** (forty five thousand pounds) p.a.x.

#### PLANNING

The property benefits from an existing A2 (financial services) consent.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£49,500
UBR 2018/2019	48.0p
Rates Payable 2018/2019	£23,760

For verification purposes prospective tenants are advised to make their own enquiries with Bolton Council (01204 331730).

#### EPC

The property has a rating of D80. A Certificate and Recommendations are available upon request.

#### PHOTOGRAPHS/PLANS

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

**Tel: 01244 403444**

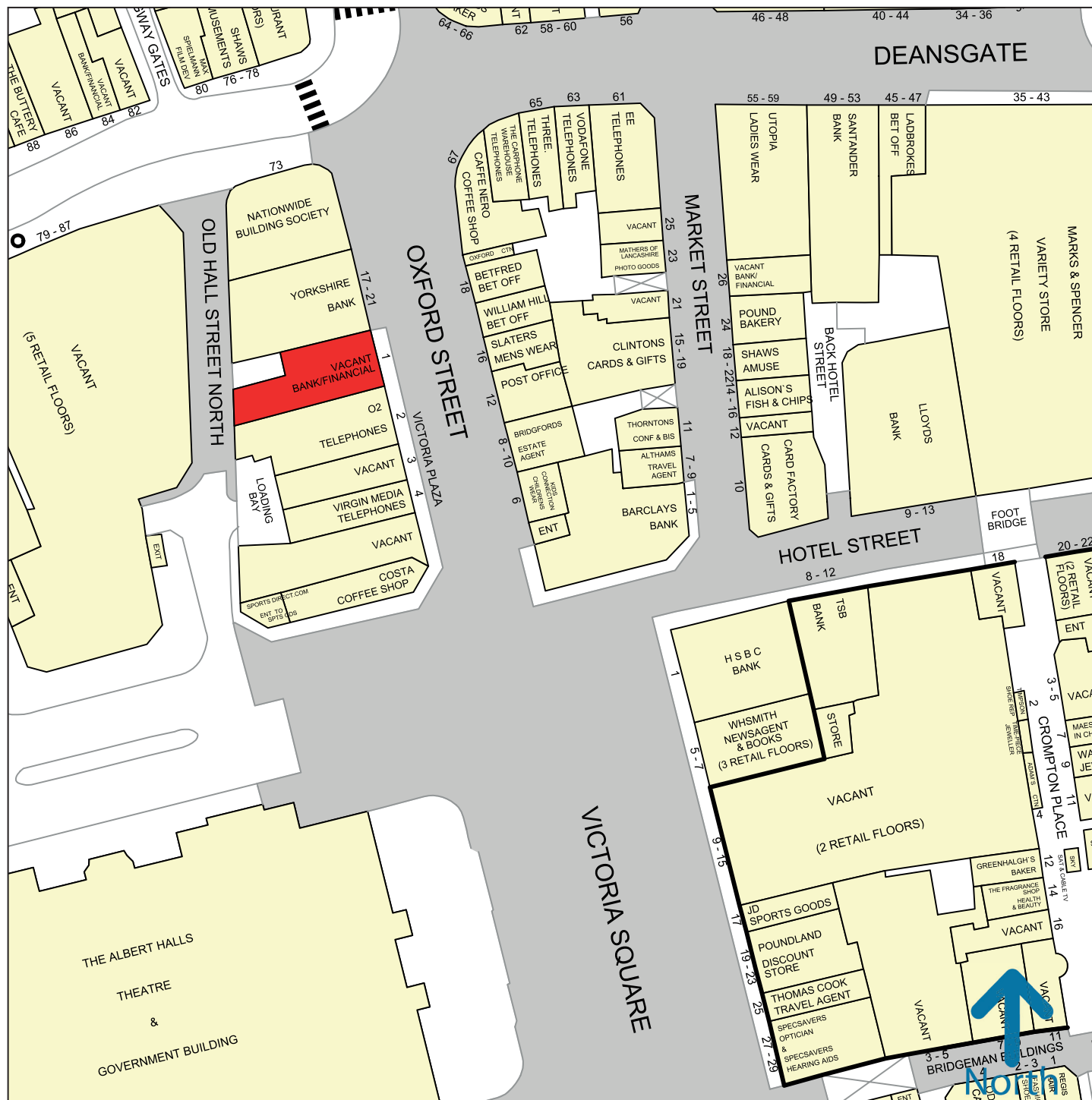
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Chester  
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Fax: 01244 401345  
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Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Each party are to be responsible for their own legal costs incurred in this transaction.

By appointment through:-  
Hugh Ockleston of Ockleston Bailey  
**Tel: 01244 403444**  
**E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)**

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