



## TO LET LARGE DOUBLE FRONTED RETAIL UNIT WITH WORKSHOP

**156/158, Derby Street, Bolton, BL3 6JR**

**3,500 ft<sup>2</sup> (325.15 m<sup>2</sup>)**

- Prominent retail unit located on a busy main road
- May be suitable for sub-division
- Close to national retailers
- Self contained workshop
- Suitable for a variety of uses subject to planning permission

**INDUSTRIAL | OFFICE | RETAIL | INVESTMENT | LAND & DEVELOPMENT**



## Description

The subject property is a mid terraced, double fronted retail premises with return frontage onto Derby Street. Internally the accommodation comprises of open plan retail/office space arranged over ground and first floors with kitchen and toilets facilities. The property has a large basement suitable for ancillary storage and to the rear a self contained workshop with 3-phase electric.

Externally the property benefits from a rear yard suitable for deliveries and parking which is accessed via an electric roller shutter.

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 in close proximity to established retailers.

## Location

The subject property is located in a prominent position near the junction of Derby Street and Fletcher Street / College Way in Bolton. It is close to a number of local and national retails such as Lidl, Asda, Subway, McDonalds and KFC. The University of Bolton is also located within a short walk from the subject property.

Derby Street is a very well connected main arterial road that connects the A(666) St Peter's Way and the M61 Motorway, therefore providing good access to the regional motorway Network.

## Accommodation

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

Ground - 980 ft (91 m)

First - 538 ft (49.9 m)

Basement - 800ft (74 m)

Workshop - 1194 ft (110 m)

## Rent and Lease terms

Leasehold £20,000 per annum exclusive of all other outgoings on lease terms to be agreed. Subject to contract

## Planning Use

A1 Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £15,750



## Viewing

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