



TO LET - Prominent Town Centre Retail Premises

40 , Market Street, Bolton, BL1 1BQ

177.03 m² (1,905.55 ft²)

- Located on prominent corner in the main pedestrianised area
- Opposite the entrance to the newly developed Market Place Shopping Centre
- Benefits from an area of Good Footfall
- Large Return Frontage
- Open plan retail accomodation



Description

The retail property is a double fronted with return frontage located on the main shopping parade on the corner of Market/Corporation Street.

The property provides open plan retail accommodation arranged over ground floor and basement.

At basement level there are 2 single toilets, an open plan kitchen with seating area and storage room.

The ground floor has a large open plan retail area with a separate break out area to the rear of the property.

The accommodation is fitted out to a good standard throughout including a mix of carpeted and laminate floors, suspended ceilings and air conditioning.

The property has previously been used as a national travel agency but could be suitable for a variety of uses subject to the necessary planning consents.

Location

The subject property is situated on a prominent corner position on Market Street, a popular shopping parade in the heart of Bolton town centre in the pedestrianised area opposite the newly developed Market Hall which includes a mix of national retailers such as Zara, Topshop and Debenhams. The location benefits from strong footfall with consumers travelling between the recently refurbished Market Place and Crompton Place shopping centres.

The property is in close proximity to several NCP car parks and Bolton train station is located within a 10-minute walk.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a net internal area basis (177.03m²)

Rent

£40,000 Per annum

Planning Use

A1 Retail

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £39,000

Viewing

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

Ms Ruth Bates
01204 221063
07388 996 141
ruth.bates@millermetcalfe.co.uk



Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.