
TO LET

RETAIL UNIT
301.7 SQ M (3,247 SQ FT)



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- ◆ Mid terrace retail premises
 - ◆ Well established retail location in Bolton Town Centre
 - ◆ Newport Street is undergoing a £3m transformation
 - ◆ Nearby occupiers such as Greenhalgh's, William Hill & Holland & Barrett
 - ◆ Good pedestrian flow to immediate vicinity
 - ◆ Walking distance from Bolton's Bus & Train Stations
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32 NEWPORT STREET, BOLTON, BL1 1NB

DESCRIPTION

Comprising a mid-terraced retail premises arranged over ground, first and second floor.

LOCATION

The premises are located on the busy, pedestrianised Newport Street in the heart of Bolton town centre. Newport Street is currently undergoing a £3m transformation which will further boost the retail environment in addition to the relocation of the town's main interchange to from Newport Street.

Occupiers within the immediate vicinity include Greenhalgh's, Game, William Hill and Holland & Barrett.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	121.0 sq m	(1,302 sq ft)
First floor	149.9 sq m	(1,613 sq ft)
Second floor	30.8 sq m	(332 sq ft)
Total	301.7 sq m	(3,247 sq ft)

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

TENURE

The property is available to let on a new Full Repairing and Insurance lease for a term of years to be agreed.

RENTAL

On Application

RATES

Rateable Value: £36,500 (2017 Rating List)

The Standard Uniform Business Rate for the 2017/2018 Financial Year is 0.479 pence in the £, or £0.466 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property externally to include water, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

VAT

VAT is applicable at the prevailing rate.

VIEWING

Strictly by appointment with joint agents, LAMB & SWIFT COMMERCIAL.
Contact: Daniel Westwell or Andrew Kerr
Telephone: 01204 522 275
Email: dwestwell@lambandswift.com or akerr@lambandswift.com
Website: www.lambandswift.com

OR

Barker Proudlove Retail Property Consultants
Contact: Gary Crompton
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Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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