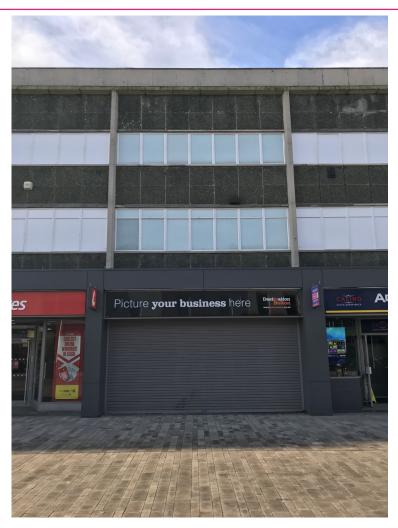


Bolton: 01204 522 275 Preston: 01772 280 800

enquiries@lambandswift.com

# TO LET

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



- 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

32 NEWPORT STREET, BOLTON, BL1 1NB



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#### **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 booth 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



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#### **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.

#### **FPC**

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 Telephone: 0161 631 2855

Email: gary@barkerproudlove.co.uk Website: www.barkerproudlove.co.uk





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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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