



## To Let - Prominent Ground Floor Leisure / Retail Unit - 2,810ft<sup>2</sup>

**Ground Floor 57 - 61, Bradshawgate, Bolton, BL1 1DR**

**2,810 ft<sup>2</sup> (261.05 m<sup>2</sup>)**

- Prominent position along Bradshawgate
- Large open plan unit
- Opposite Nelson Square and a number of bars
- Suitable for a variety of uses subject to planning permission



## Description

The subject property is a ground floor commercial premises previously used as a licenced bar and nightclub. The unit is located on Bradshawgate, Bolton which is the main street in Bolton for nightlife.

The property is mainly open plan with a large bar area, kitchen area to the side and separate Male/Female facilities to the rear. The property benefits from wooden floor throughout with gas central heating, air conditioning and spotlights.

## Location

The subject property is located in a prominent position on the corner of Bradshawgate and Silverwell Street, one of the principle roads leading through Bolton town centre. The property has great transport links with the A666 St Peters Way providing access to the M61 and ultimately the national motorway network.

A range of amenities are provided in the nearby vicinity including the newly developed rail and bus station, retail facilities and public car parking.

Bradshawgate is popular with both Bars and Nightclubs and is the main area of activity on an evening.

## Accommodation

The subject property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area (NIA) basis as follows: 2,810ft<sup>2</sup> (261.09)

## Tenure

Leasehold

## Rent

£25,000 Per annum exclusive of all other outgoings

## Planning Use

A4 - Drinking Establishments.

Alternative uses may be suitable subject to the necessary planning consent.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £15,500

## Viewing

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

Ms Ruth Bates

07388 996 141  
01204 221063

[ruth.bates@millermetcalfe.co.uk](mailto:ruth.bates@millermetcalfe.co.uk)

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