

TO LET

32
Newport Street
Bolton



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 front Newport Street.

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

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,302	121.0
First Floor	1,613	149.9
Second Floor	332	30.8

Rent

Upon application

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £36,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - E

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared August 2017

Viewing Strictly through the joint letting agents.

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