



## Prominent Retail Premises To Let

**11 Newport Street, Bolton, BL1 1SW**

**2,359 ft<sup>2</sup> (219.15 m<sup>2</sup>)**

- Prominent location near to Victoria Square
- Close to a number of national retailers
- Located on the pedestrianized section of Newport Street
- Suitable for a variety of uses subject to planning permission
- Good retail frontage



## Description

The property comprises a large self-contained retail premises in the heart of Bolton town centre. The ground floor comprises of a large, open sales area with fitted counter. The sales area is well appointed with laminate flooring, suspended acoustic ceiling, heated air conditioning and fluorescent strip lighting.

The first and second floors are currently used for storage but could easily be turned into offices. The second floor also benefits from a small kitchen and two WCs each with their own sink. The property benefits from large glass display windows, and has the added security of electric shutters

## Location

The property is situated on the pedestrianized section of Newport Street, close to Victoria Square. There a number of local and national occupiers in the vicinity such as Greggs, Poundland, Game, Subway, bookmakers and pawnbrokers. The property is in close proximity to several NCP car parks and Bolton train station is located within a 5-minute walk.

## Accommodation

Retail accommodation measured in accordance with the RICS Code of Measuring Practice on a net internal area (NIA) basis: Ground Floor Sales Area: 83.64 m2 (899.22 ft2)

First Floor Storage/Offices: 83.54 m2 (899 ft2),

Second Floor Storage: 52 m2 (560 ft2)

Total NIA: 219.18 m2 (2,359 ft2)

## Tenure

Leasehold

## Rent

£22,000 Per annum

Available by way of a new full repairing and insuring lease with terms to be agreed subject to contract.

## Planning Use

A1 Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be charged at the prevailing rate

## Business Rates

Rateable Value £30,500

Business rates £22,490

## Viewing

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

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