

16a Corporation Street / 40 Market Street  
Bolton BL1 2AN

## Substantial Retail Opportunity TO LET

### A3/A5 USE



- Located in main pedestrianised area, large return frontage
- 1,906 sq ft ground floor
- Adjacent to Timpson
- Opposite newly developed Market Place Shopping Centre
- Suit various uses subject to all usual consents
- A3/A5 Restaurant and Takeaway Use granted May 2019

Asking rent: £40,000 per annum exclusive of usual outgoings

### Location

The subject property is located in the popular pedestrianised area of Corporation Street opposite the newly developed Market Hall shopping centre with a good mix of national and local retailers including Debenhams, Topshop, Zara to name but a few. Bolton Train Station is approx 10 minute walk plus there are several NCP car parks close by.

### Description

A highly visible retail unit with return window frontage with accommodation over ground floor and basement. The premises are fitted out to a good standard as previously occupied by a National Travel Agent. It is predominantly open plan to the main retail area and separate room to rear, with a mix of carpets and laminated flooring, suspended ceiling and air conditioning units (not tested) The basement has an open plan kitchen with seating area, store room and two separate toilets.

### Lease

To be let on a new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

	Metric	Imperial
Ground Floor	177.03 sq m	1906 sq ft

### Use

The permitted use is as a Restaurant and Takeaway A3/A5 Use of the Town and Country Planning (Use Classes) order 1987 Granted in May 2019. Further information can be found on Bolton Planning Portal under reference 05822/19

### Rental

£40,000 per annum exclusive of all usual outgoing. Rental payable monthly or quarterly in advance. A rent deposit may be required and held for the duration of the term.

### Rates

Interested parties should contact Barrow in Furness Council for verification

### EPC

A copy of the EPC is available upon request

### Legal Costs

Each party to be responsible for their own reasonable legal costs in preparing the new lease.

### VAT

We understand that the property is not elected for VAT.

### **Code for Leasing Business Premises**

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

### **Local Authority**

Bolton Council

### **Viewings**

All viewings are strictly by appointment through joint agents Azure Property Consultants Ltd and Miller Metcalfe.

For further information please contact:

Azure Property Consultants Ltd  
Attn. Brian Chatfield  
Tel. 01227 770587  
Mobile: 07795 984598  
[brian@azurepc.co.uk](mailto:brian@azurepc.co.uk)

Miller Metcalfe  
Attn. Ruth Bates  
Tel. 01204 525252  
[ruth.bates@millermetcalfe.co.uk](mailto:ruth.bates@millermetcalfe.co.uk)

### **SUBJECT TO CONTRACT & EXCLUSIVE OF VAT**

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