



BOLTON 34/36 DEANSGATE

LOCATION

The subject premises are prominently located at the eastern end of pedestrianised Deansgate in Bolton town centre opposite **M&S** and adjacent to **Superdrug** and **Entwistle Green Estate Agents**. Deansgate sits at the heart of the town centre between Market Place scheme, anchored by **Debenhams**, and Crompton Place anchored by **Primark**. Other occupiers in close proximity include **Wilkos**, **Santander** and **RBS**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	233 sq.m	(2,508 sq.ft)
Mezzanine Anc	9.67 sq.m	(104 sq.ft)
First Floor	335.92 sq.m	(3,616 sq.ft)
First Floor Anc	3.25 sq.m	(35 sq.ft)
Second Floor Anc	408.76 sq.m	(4,400 sq.ft)
Third Floor Staff	276.38 sq.m	(2,975 sq.ft)

TENURE

The property is held by way of a full repairing and insuring lease for a term expiring 8th September 2022 at a passing rent of £352,000 pax, (less 32 Deansgate which is sublet to Countrywide Estate Agents t/a Entwistle Green at £37,500 pax on a coterminous lease, subject to a tenant break option in January 2020).

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RATES PAYABLE

Rateable Value (2017) £95,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of D. (85). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



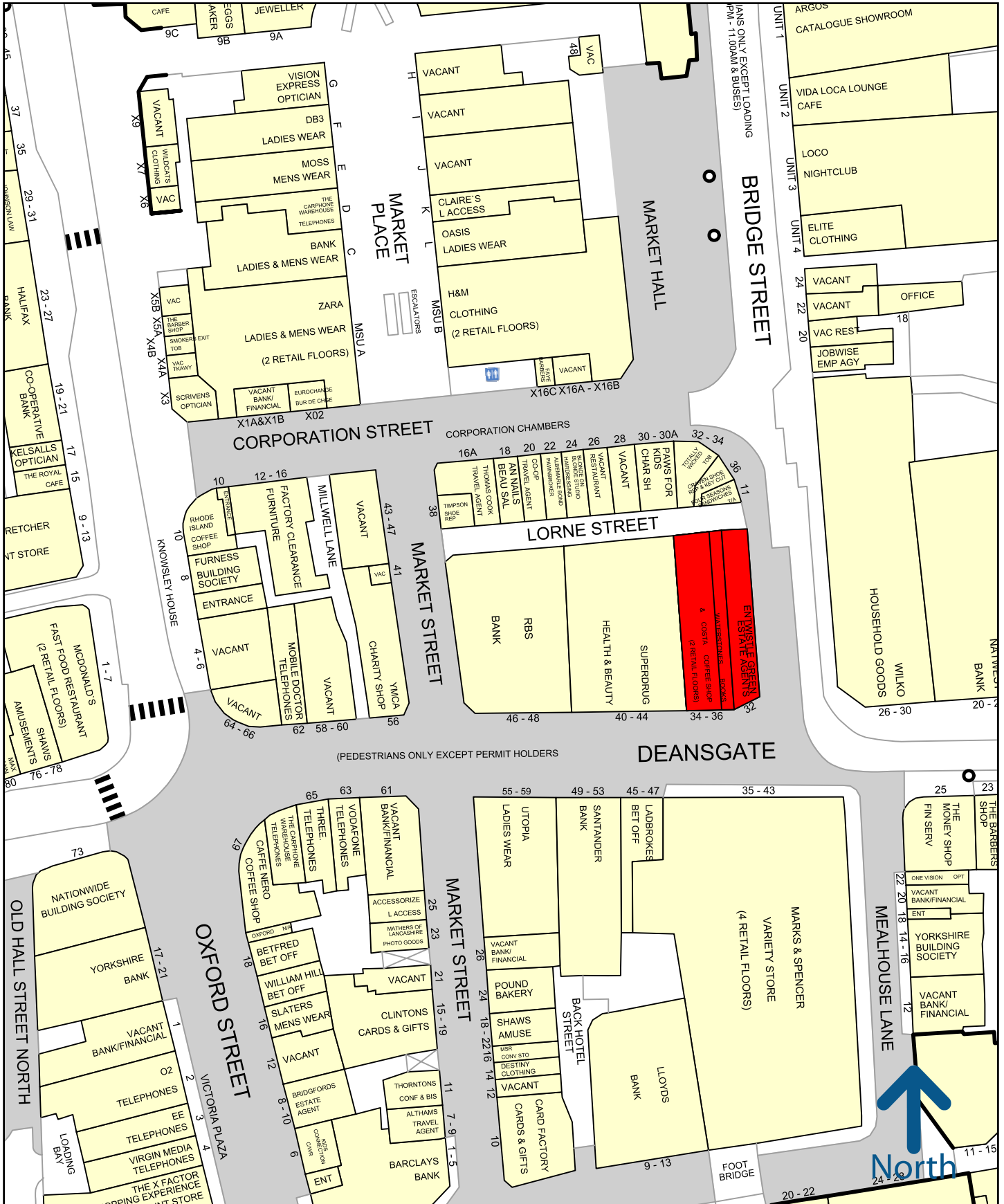
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50 metres

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Created By: Metis Real Estate Advisors Ltd

For more information on our products and services:
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