

# TO LET

## Unit 5 The Valley Leisure Park Bolton



### Location

The Valley Leisure Park provides a modern leisure park situated approximately 2 miles from Bolton town centre, located off the A666 Blackburn Road, one of Bolton's main arterial routes in a densely populated area.

The Valley is anchored by Cineworld cinema, Nuffield health and fitness, Frankie & Benny's and Cotton Kier public house along with a significant amount of new residential development around the site.

### Accommodation

The premises comprise a former restaurant unit arranged over ground floor only with the following approximate areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	3,660	340.0

### Rent

Upon application

### Tenure

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The unit has a 2017 rateable value assessment of £41,750. For further details please contact the business rates department in the local authority.

### Service Charge

The on-account service charge for the year 2017 stands at approximately £7,700 per annum.

### EPC

Energy Performance Asset Rating - Available on Request

### 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 October 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

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