

RETAIL

TO LET

**GROUND FLOOR LOCK UP SHOP
IN POPULAR TOWN CENTRE LOCATION**

**OPPOSITE MARKET PLACE SHOPPING CENTRE
ADJACENT OCCUPIERS INCLUDE ARGOS & CHINESE BUFFET**

OPEN PLAN SALES AREA

FLEXIBLE TERMS



32 BRIDGE STREET
BOLTON
BL1 2EH

LOCATION

Situated on Bridge Street adjacent to Market Place Shopping Centre Bolton which is home to well known brands such as Debenhams, Next & Zara. Occupiers along Bridge Street also include Argos.

Bridge Street is at the heart of Bolton town centre linking with Deansgate.

DESCRIPTION

Ground floor lock up shop within a substantial brick built building beneath a pitched slate roof.

The shop benefits from aluminium double glazed shop front with inner protective electric roller shutters.

The property has a large open plan sales area with rear kitchen area, stores and ladies and gents w.c.'s.

Loading to the property is from the rear accessed via the alleyway to the side of the unit.

ACCOMMODATION

Shop Width	8.01M	26'3"
Shop Depth	14.57M	47'0"
Sales Area	107.27 sq.m.	1,555 sq.ft.
Rear Stores	14.58 sq.m.	157 sq.ft.
Kitchen	5.74 sq.m.	62 sq.ft.
Rear Ladies & Gents w.cs		

All areas quoted are net internal.

SERVICES

All mains services are available with the exception of gas.

SERVICES RESPONSIBILITY

It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local planning authority. The property has been used as a café in the past and would therefore suit Use Classes A1, A2 or A3.

RATING

The property has a current rateable value of £18,000 we are verbally informed by the Local Authority.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals. Short term flexible deals will be considered.

RENTAL

£7,500 per annum

A quarter deposit and a quarter rental in advance.

Ingoing incentives available by negotiation.

VAT

VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, 120 BARK STREET, BOLTON BL1 2AX.

