



# **TO LET**

# RETAIL SHOWROOM WOULD SUIT ALTERNATIVE USES SUBJECT TO PLANNING CONSENT

- HIGHLY PROMINENT POSITION
- BUSY MAIN ROAD FRONTAGE



MARSDEN HOUSE
DEANSGATE / MARSDEN ROAD
BOLTON
BL1 2AY

120 BARK STREET
BOLTON BL1 2AX
EMAIL: INFO@TDAWSON.CO.UK

01204 860246

www.tdawson.co.uk

#### **LOCATION**

Situated at the junction of Deansgate and Marsden Road in a highly prominent location in Bolton town centre.

The main town centre civic buildings and shopping area are within short walking distance.

# **DESCRIPTION**

Showroom accommodation arranged over two floors being part of a landmark mixed use development in Bolton town centre. The upper floors provide approximately 120 residential apartments with retailers in the parade including Pizza Hut, Sykes Pharmacy, Hansel & Gretel, Bolton Dental Spa and Cinnamon Restaurant.

The ground floor provides open plan retail accommodation with an excellent wide staircase down to the lower ground floor which was last used as a large showroom area.

Staff facilities and w.c.'s within the lower ground floor.

# **ACCOMMODATION**

Ground Floor	169.04 SQ.M.	1,823 SQ.FT.
Lower Ground Floor	911.04 SQ.M.	9,810 SQ.FT.

#### **SERVICES**

All mains services are available.

#### **RATING**

The property has a current rateable value of £48,500 we are verbally informed by the Local Authority.

#### **PLANNING**

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

The property was last used as a furniture showroom. It would suit other uses such as gymnasium, restaurant, bar etc. Further enquiries should be directed to Bolton Borough Council.

# **RENTAL**

£40,000 PER ANNUM.

## **LEASE TERMS**

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

#### <u>VAT</u>

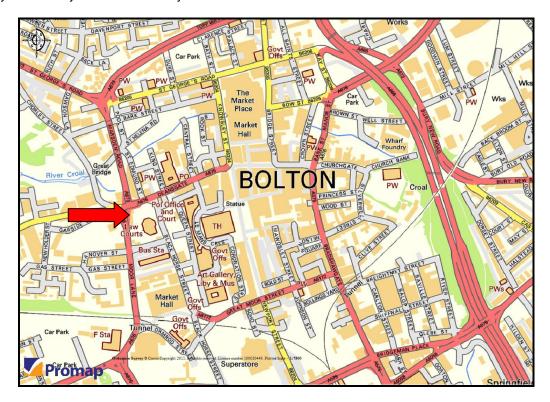
VAT is applicable we are informed.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

#### VIEWING

STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR VIA OUR JOINT AGENTS COTTRELL COMMERCIAL 01928 733333.





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