

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**

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 incoming 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.

VAT

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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also at Blackburn and Burnley

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