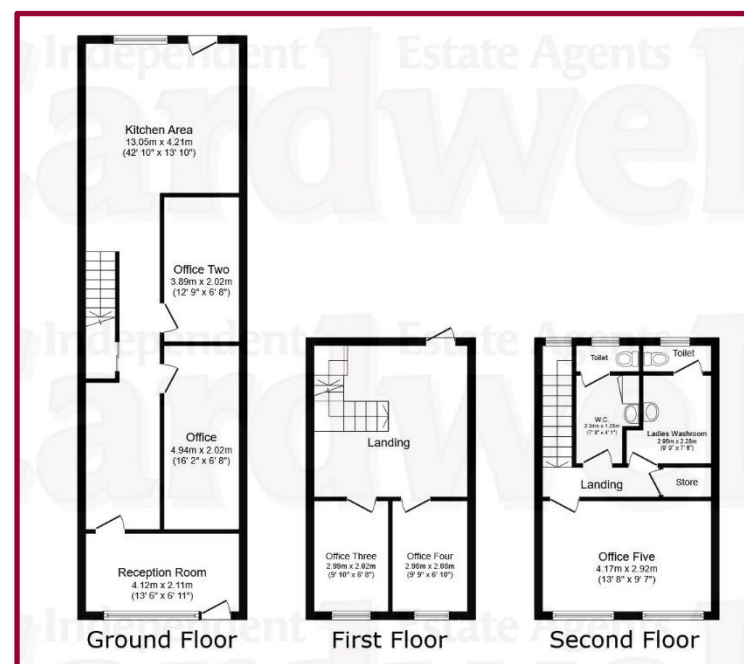




DEANSgate, BOLTON TOWN CENTRE, BL1 1HH



- Substantial town centre building
- Prominent commercial premises
- Large shop window to front
- Accommodation over 3 levels
- Former Skipton Building Society
- Would suit a variety of uses STPP
- Rent free period considered
- Circa 1,500 sqft, Available now



Annual Rental Of £15,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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A prominent town centre commercial building with accommodation over three floors which was formally the Bolton home of the Skipton building society. The Valuation office report that the property is around 1,160 ft.² while other measurements that we have been provided with suggest a gross internal area that is closer to 1,500 ft.²/140.7 m². The property is right in the heart of the town centre being virtually opposite the Nat West Bank and on the same parade of shops as; Bet Fred, the building that formally homed Marks & Spencer's, Waterstones, Superdrug, Santander, TSB, EE etc. There are restaurants, cafes, beauticians, and a variety of businesses nearby as well restaurants and public houses. Unusually for a town centre property there is a road to the front allowing vehicle access for deliveries etc rather than it simply being pedestrianised. Bolton train station is just a short walk away, and there is bus stop on the road outside the property. There will be excellent footfall levels in this area and the benefit of visibility from the road. This is a prominent position. The versatile accommodation may well suit a variety of uses subject to planning approval, currently the accommodation briefly comprises: entrance reception area, internal hallway, two offices, staff/relaxation space, first floor landing, two additional offices, upper floor landing with generous built-in storage space, a fifth generous top floor office and separate ladies and gents WC and wash room facilities. There is a back door to the ground floor and a fire exit over the ground roof from the first floor. There is a Worcester gas central heating boiler in place, additional electric heaters to some rooms and a modern metal fuse box, at present there is no power and lighting on in the property. A viewing is recommended to avoid disappointment and this can be arranged by calling Cardwells Lettings Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walkthrough viewing video available to watch. Our landlord client understands that a potential tenant may wish to make internal changes to the property to accommodate their business needs and would consider a rent free period to allow time for this to be done.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground Floor

Reception office room 13' 6" x 6' 11" (4.120m x 2.115m) Large shop front window, customer entrance door.

Hallway opening into staff room 42' 10" x 13' 10" (13.051m x 4.214m) Measured at maximum points, narrowing for the staircase and the under stairs storage space , UPVC window to the rear, rear fire exit door, modern style metal fuse box/consumer unit.

Office one 16' 3" x 6' 8" (4.945m x 2.020m) Electric heater, opening which previously contained an internal window.

Office Two 12' 9" x 6' 8" (3.898m x 2.020m) Electric heater, water meter, opening which used to contain an internal window.

First Floor Level

Landing 15' 3" x 13' 8" (4.638m x 4.168m) Single glazed window to the rear, pedestrian fire exit door to the rear, radiator. Stairs off to the upper level and stairs down to the ground floor.

Office Three 10' 10" x 6' 7" (3.290m x 2.002m) Single glazed window to the front, radiator.

Office Four 9' 9" x 6' 10" (2.983m x 2.082m) Single glazed window to the front.

Upper Floor

Landing 8' 9" x 3' 4" (2.667m x 1.019m) Generous built-in office.

Office Five 13' 8" x 9' 7" (4.175m x 2.922m) A double width office in comparison to the floor below with two single glazed windows to the front and a radiator.

Ladies washroom 7' 2" x 7' 6" (2.196m x 2.288m) Measured at maximum point. Pedestal wash hand basin, shelving, radiator. Door off to WC room of 1.4 7 1X0.882 with single glazed window to the rear.

Gents washroom 7' 8" x 5' 0" (2.348m x 1.527m) Measured at maximum point. Pedestal wash hand basin, radiator and cupboard which contains the Worcester gas central heating boiler. Door off to separate WC room with single glazed window to the rear of 1.5 3X0.8

Rateable Value Cardwells Lettings Agents Bolton premarketing research shows that the rateable value is £9,700.

VAT We understand that the rent is not subject to additional VAT.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

