



## To Let - Highly Prominent Ground Floor Premises

**Ground Floor Retail Premises, The Former Three Pigeons, 587 Blackburn Road, Bolton, Lancashire, BL1 7AA**

**1,796 ft<sup>2</sup> (166.85 m<sup>2</sup>)**

- Newly Refurbished space providing a location on a highly anticipated development
- Exciting opportunity for restaurant, bar and cafe/coffee shop operators
- Potential to create additional Orangery and outdoor seating area
- Located in popular and busy location of Astley Bridge
- Busy main road location
- Close to national and local retailers

## Description

The opportunity is to lease the highly prominent ground floor of the former Three Pigeons pub at the busy junction at Blackburn Road, Astley Bridge following the buildings comprehensive redevelopment and refurbishment.

The Ground floor premises will provide a large open plan ground floor sales area which will be in a shell condition ready for an occupiers fit out. It will also have the benefit of a basement area. To the front of the property planning has been consent for an Orangery extension along with an external seating area which would need to be installed by an occupier should they wish to do so The premises will suit a bar, restaurant, cafe or coffees shop along with alternative retail uses or occupiers looking to take advantage of this highly prominent location one one of the main arterial routes to Bolton along Blackburn Road.

## Location

The property is well positioned on a highly prominent corner position along the busy (A666) Blackburn Road. It is located close to and opposite a number of national and local retailers including ASDA, Dominos Pizza and Betting Shops.

The property has good transport connections with Bolton town centre as it is located approximately 2 miles away. In addition, Blackburn Rd connects with (A666) St Peters Way, which ultimately leads onto the national motorway network.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice on a Gross Internal Area basis (GIA). The ground floor provides 83.5 m<sup>2</sup> (898 ft<sup>2</sup>) of accommodation and the basement provides 83.5 m<sup>2</sup> ( 898 ft<sup>2</sup>) of accommodation. The total building therefore providing a total of 166.85 m<sup>2</sup> (1,796 ft<sup>2</sup>). Please note these floor areas do not include the Orangery which is yet to be constructed.

## Rent and Lease Terms

£25,000 Per annum exclusive of all other outgoings payable monthly in advance.

The lease will be held on full repairing and insuring lease for a term to be agreed.

Subject to Contract

## Planning Use

Planning was granted in June 2020 to provide a public house and a proposed orangery and external seating area under application number 08518/20

The ground floor may suit alternative uses and may be considered on their own merits and may be subject to securing the necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

To be assessed upon Occupation. We would recommend interested parties contact the rating office at Bolton MBC

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher  
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