

TO LET

- ✓ Ground floor opportunity located on a busy platform
- ✓ Suitable for a variety of uses
- ✓ Approx. 8,938 passenger movements daily pre-COVID
- ✓ Available immediately
- ✓ Micro pub opportunity
- ✓ Property has many original features

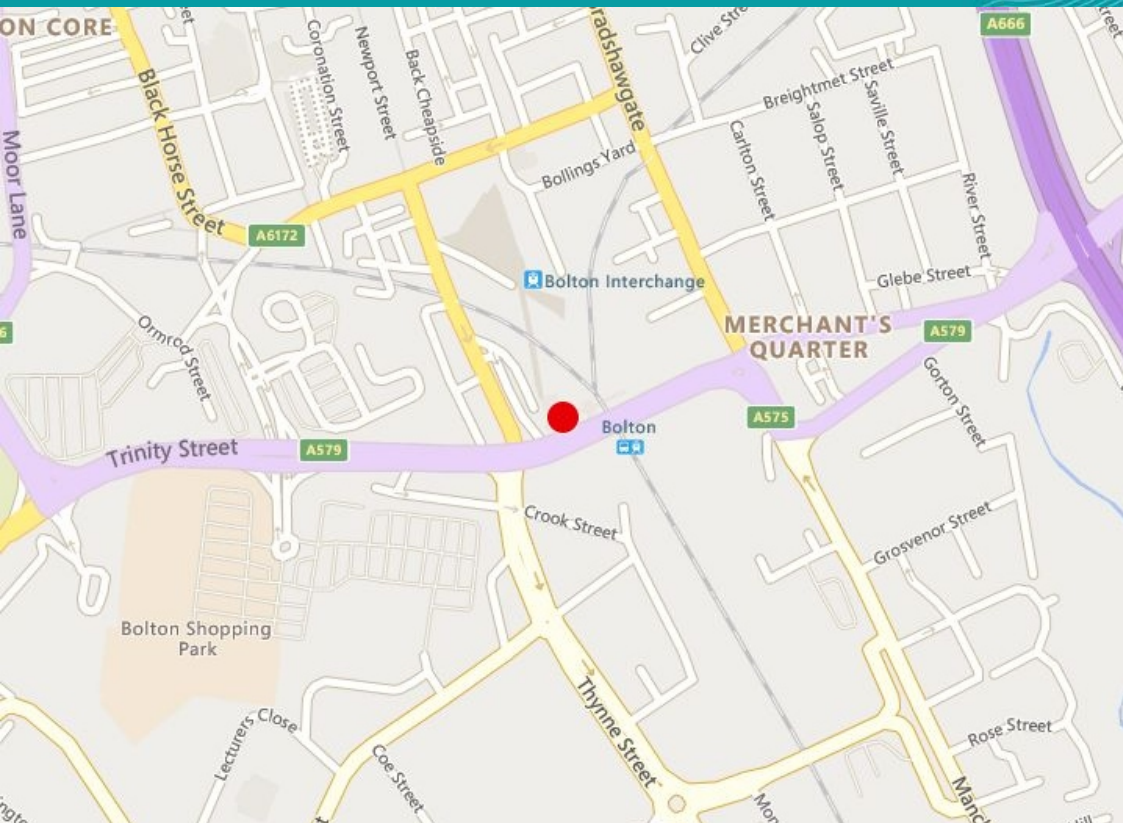


Bolton Railway Station, Trinity Street, Bolton BL2 1BE

Commercial Opportunity

731 Sq Ft
(68 Sq M)

Bolton Railway Station, Trinity Street, Bolton BL2 1BE



DESCRIPTION

On behalf of Northern the unit is located within the row of station buildings between platform 4 and 5 and adjacent to the customer information and waiting room. The unit can be accessed through full height double doors from both platform 4 and 5. The preferred use is as a real ale bar / micro pub. There are no other commercial lettings on this platform.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available Space	731	68
Total	731	68

RENT

The Landlord is seeking a rental offer based on a % of turnover subject to a minimum guaranteed rent. All figures are to be exclusive of rates and other outgoings

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The service charge will be the equivalent of 2.5% of the annual rent.

LOCATION

The station is located in the town centre and is approximately 18km north west of Manchester Piccadilly. The entrance to the station is at street level with a walkway leading to the platforms. There are frequent train times into Manchester, continuing onto Huddersfield, Hazel Grove or Manchester Airport.

EPC

The property has an EPC rating of D (90).

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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